



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: FULL

Applicant:

Mr and Mrs Gosling 38 Chamberlain Way, Biddulph,
Staffordshire, ST8 7BB

Officer: Tracey Lunn

Our Reference: SMD20260193

District Reference: SMD/2026/0193

Date Received: 15-Jun-2026

Date Responded: 29-Jun-2026

Particulars of Development:

Proposed front and rear single storey extensions inc. entrance canopy and internal alterations

Location of Development:

38 Chamberlain Way, Biddulph

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Jun-2026

Background;

The property is located on Chamberlain Way (Road No. D1285), a D classified road with a speed limit of 30 mph. Chamberlain Way serves residential properties there is street lighting and footways.

The 4-bedroom property currently benefits from off highway parking (driveway).

It was noted at the time of the site visit a motorhome was parked on the driveway along with a car however the car was parked obstructing the footway.

Description of Proposal;

Proposed front and rear single storey extensions inc. entrance canopy and internal alterations.

Comment;

The proposal seeks planning permission for the construction of single-storey extensions to the front and rear of the property, together with a new entrance canopy and associated internal alterations.

The proposed front extension would project approximately 2 metres at its deepest point and span 6.6 metres in width. This extension would accommodate a new entrance hall and utility room.

The rear extension, alongside internal reconfiguration of the existing utility space, would enable the creation of an enlarged kitchen area.

A new entrance canopy is also proposed as part of the front extension. This combined with the extension will reduce the current parking area.

Staffordshire Moorlands Parking Standards, properties with 4 or more bedrooms are required to provide a minimum of 3 off-street parking spaces, each measuring 2.4m by 4.8m.

Submitted Plan 0416 Drawing No. 01 Rev P1 (Proposed Block Plan) demonstrates provision for 3 off-street parking spaces, which accords with the adopted Parking Standards.

I have no objection to the proposal (application number SMD/2026/0193) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with Plan 0416 Drawing No. 01 Rev P1 (Proposed Block Plan). The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority