



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: HOU

Applicant:

Mr & Mrs Timms 8, Kingsfield Road, STOKE-ON-TRENT,
ST8 6DN

Officer: Tracey Lunn

Our Reference: SMD20260300

District Reference: SMD/2026/0300

Date Received: 22-Jun-2026

Date Responded: 08-Jul-2026

Particulars of Development:

PROPOSED SINGLE STOREY REAR EXTENSION TO LINK OUTBUILDING TO MAIN HOUSE,
EXTENSION AND CONVERSION OF GARAGE TO UTILITY AND PROPOSED PITCHED ROOF OVER

Location of Development:

8, Kingsfield Road, STOKE-ON-TRENT, ST8 6DN

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-Jul-2026

Background;

The property is located on Kingsfield Road (Road No. D1284), a D classification road with a 30-mph speed limit. Kingsfield Road serves residential properties and has footways and streetlighting.

The property has 4 bedrooms (inclusive of dressing room) and off-street parking (driveway and garage). The garage scales at (minimum internal dimensions) 3.2m wide and 6m long and therefore complies with the Staffordshire Moorlands Parking Standards for a single garage which are 3m wide by 6m long.

Description of Proposal:

Proposed single storey rear extension to link outbuilding to main house, extension, and conversion of garage to utility and proposed pitched roof over.

Comments on Information Submitted:

The proposal is for a single storey rear extension to link the property to the garage. The garage is to be converted into a utility room.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

The proposal does not increase the number of bedrooms at the property, but the garage will be lost by the conversion into a utility room.

Although the submitted plans do not explicitly identify or dimension 3 off-street parking spaces, observations made during the site visit indicate that the existing driveway area is of sufficient size to accommodate 3 vehicles within the site curtilage. As such, it is considered that there is adequate off-street parking provision and meets with the Parking Standards.

The proposal will not have a detrimental impact on the highway I therefore have no objection (application number SMD/2026/0300).

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