

To: Development Control Manager,

Applicant:

Address:

Application Type: FULL

Application Number: SMD/2026/0219

Officer: Tracey Lunn

Date Received: 02/07/2026

Date: 02/07/2026

Particulars Of Development: The existing utility space is to be removed, replaced by the erection of a single story rear extension and the conversion of the loft into a bedroom

Location of Development: 26 Uplands Croft Werrington

Site Visit Carried Out on 29/05/2026.

Conditional

Background;

The property is located on Uplands Croft (Road No. D1228), a D classified road with a speed limit of 30 mph. Uplands Croft serves residential properties there is street lighting and footways.

The 3-bedroom property currently benefits from off highway parking (driveway and garage) however the garage floor plan and dimensions have not been included within the Existing Plans plan.

Description of Proposal;

The existing utility space is to be removed, replaced by the erection of a single story rear extension and the conversion of the loft into a bedroom.

Comment;

The proposal seeks to demolish the existing rear utility space and replace it with a single-storey rear extension, which will provide a new kitchen/dining area. In addition, a loft conversion is proposed to create a 4th bedroom.

In accordance with 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.

The submitted plan (261004 Rev B) shows parking for 3 vehicles and therefore meets with the parking standards.

I have no objection to the proposal (application number SMD/2026/0219) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan 261004 Rev B. 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

Note to Planning Officer:

Revised plan 261004 Rev B showing parking for 3 vehicles received on 02/07/2026.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority