



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 ROBERT BESWICK THE ORCHARD, The
 Orchard, Church Lane, STOKE-ON-TRENT, ST9 9HF

Officer: Tracey Lunn

Our Reference: SMD20260299

District Reference: SMD/2026/0299

Date Received: 26-Jun-2026

Date Responded: 14-Jul-2026

Particulars of Development:

Proposed Ground Floor Kitchen Extension and First Floor Bedroom Extensions and Alterations

Location of Development:

THE ORCHARD, The Orchard, Church Lane, STOKE-ON-TRENT, ST9 9HF

Recommendation Summary: Conditional

Site Visit Conducted on: 07-Jul-2026

Background;

The property is located on Church Lane (Road No. C0202), a C classified road with a speed limit of 30 mph. There are no footways but there is streetlighting.

The property has 3 bedrooms and has the benefit of a driveway. The current garage at 3m and 2.6m wide by 5m long does not meet with the Parking Standards minimum requirements for a single garage which are 3m wide by 6m long.

Proposal;

Proposed Ground Floor Kitchen Extension and First Floor Bedroom Extensions and Alterations .

Comments on Information submitted:

The proposal is for the construction of extensions to create a utility room and kitchen/dining room with an extension to bedroom 1 above, a porch to the front elevation and a master bedroom with dressing room and ensuite above the garage.

Internal alterations are proposed to the garage, including the removal of an internal wall. However, the garage at 5m long would not meet the minimum dimensions set out within the Parking Standards.

The floor plan will increase from 3 to 4 bedrooms.

The 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.

Submitted Drawing No. FAD-65-P-04 shows a parking area sufficient to accommodate parking for a property with 4 bedrooms and therefore meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2026/0299) subject to the following conditioned.



The parking area shown on the approved Drawing No. FAD-65-P-04 shall 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