

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

**To:** Development Control Manager,

**Applicant:**

**Address:**

**Application Type:** Full

**Application Number:** SMD/2026/0304

**Officer:** T. Lunn

Date Received: 29/06/2026

**Date:** 14/07/2027

**Particulars of Development:** Proposed single storey rear extension

**Location of Development:** 97 Cleeve House, Uttoxeter Road, Blythe Bridge

### **Acceptance**

Site Visit; 07/07/2026

Background;

The property is located on Uttoxeter Road (Road No. A521), an A classified road with a speed limit of 40 mph, there are footways and streetlighting.

The property benefits from a driveway. The current garage at 2.6m wide by 5.6m long does not meet with the Staffordshire Moorlands Parking Standards minimum requirements for a single garage which are 3m wide by 6m long.

Description of Proposal;

Proposed single storey rear extension.

Comments on Submitted Information;

The proposal comprises of the construction of a single-storey rear extension to the property and some internal changes. The extension will provide an enlarged open-plan kitchen/dining area and a utility room. Internal alterations are also proposed to create a ground-floor WC.

The existing WC, pantry, and storage cupboard will be combined and incorporated into the garage, increasing its internal length. However, despite this alteration, the garage would have an internal width of approximately 2.6 metres and would therefore fail to meet the minimum width requirement of 3 metres set out in the Parking Standards.

The proposal does not result in an increase in the number of bedrooms and will not adversely affect the existing parking arrangements.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection (SMD/2026/0304).

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