



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 Shaun Winkle 14 Uttoxeter Road, Lower Tean, Stoke On
Trent, United Kingdom, ST10 4LJ

Officer: Tracey Lunn

Our Reference: SMD20260338

District Reference: SMD/2026/0338

Date Received: 07-Aug-2026

Date Responded: 12-Aug-2026

Particulars of Development:

Proposed Single-storey rear extension incorporating the repair and reconstruction of the existing rear outbuilding, together with associated internal alterations.

Location of Development:

14 UTTOXETER ROAD, LOWER TEAN

Recommendation Summary: Acceptance

Site Visit Conducted on: 11-Aug-2026

Background;

The property is accessed via a private access road that joins Uttoxeter Road (A522). At the junction with the private access road, Uttoxeter Road is subject to a 30-mph speed limit, has street lighting and a footway along its north-eastern side.

The 3-bedroom property benefits from off highway parking.

Description of Proposal;

Proposed single-storey rear extension incorporating the repair and reconstruction of the existing rear outbuilding, together with associated internal alterations.

Comments on Information Submitted;

The proposal is for a single storey extension to the rear of the property to create a larger kitchen.

The property footprint will remain at 3 bedrooms.

The proposal does not result in an increase in the number of bedrooms or affect the current parking arrangement. It is therefore considered that the development would not have a detrimental impact on the highway.

I have no objection (application number SMD/2026/0338).

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