

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/2026/0453

Officer: T. Lunn

Date Received: 02/10/2026

Date: 12/10/2026

Particulars of Development; Proposed extension and remodelling, together with widened access and turning area

Location of Development: 75 Belmont School Lane Caverswall

Conditional

Site Visit – 10/10/2026

Background:

The property is located on School Lane (Road No. C0068), a C-classified road subject to a 30-mph speed limit. There are footways on both sides and a system of street lighting. Waiting restrictions (prohibition of waiting) are also in force on both sides of School Lane fronting the site.

The 2-bedroom property currently benefits from off highway parking (driveway and garage).

Description of Proposal:

Proposed extension and remodelling, together with widened access and turning area.

Comment on Information submitted:

This application is for an extension to the rear/side of the property to provide an open plan kitchen / dining / sitting room together with hallway and utility. Internal alterations are also proposed to create an en-suite to bedroom 1.

As a result of the extension, access to the existing garage will be lost.

It is also proposed to widen the existing vehicular access to 3.5m and convert part of the front garden, which is currently laid to lawn, into a parking area capable of accommodating 2 vehicles, as shown in submitted Drawing No. JPK/26/5502/2.

I have no objection (application number SMD/2026/0453) subject to the following conditions.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved DRG No. JPK/26/5502/2. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

Notwithstanding the details shown on the submitted drawings, DRG No. JPK/26/5502/2 prior to the commencement of any works to extend the vehicular access, a detailed drawing shall be submitted to and approved in writing by the Local Planning Authority. The drawing shall include the proposed kerb arrangement, identifying dropped kerbs, transition kerbs, kerb types/numbers, and all relevant dimensions. The approved details shall thereafter be implemented in full.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that modifications to the vehicle access crossing will require a Section 184 Notice of Approval from Staffordshire County Council.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/roads-parking-and-transport/highway-applications-and-licences/dropped-kerbs>

Or for further details please email trafficandnetwork@staffordshire.gov.uk

Note to Planning Officer.

It is noted that the application proposes amendments (widening) to the existing vehicular access onto School Lane, a C classified road. Whilst the principle of the proposal is considered acceptable, the submitted drawings do not provide sufficient detail of the proposed kerb alterations. A condition is therefore recommended requiring the submission of a detailed drawing showing kerb types, kerb numbers, transition kerbs, and associated dimensions. Such details will also be required in support of any subsequent Section 184 Notice of Approval application to SCC Traffic and Network.

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