



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 Andrew Otter 79, Brookfields Road, STOKE-ON-TRENT,
 ST10 2LY

Officer: Tracey Lunn

Our Reference: SMD20260455

District Reference: SMD/2026/0455

Date Received: 02-Oct-2026

Date Responded: 12-Oct-2026

Particulars of Development:

Single storey side extension to provide increased living space

Location of Development:

79, Brookfields Road, STOKE-ON-TRENT, ST10 2LY

Recommendation Summary: Conditional

Background;

The property is located on Shay Lane which is a D classification road (Road No. D1123), there are no footways or streetlights. Shay Lane is a narrow, rural lane and is a no through road.

The 3 bedroomed property benefits from a driveway/hardstanding.

Previous Planning Applications;

SMD/2025/0228 - Single storey side extension to provide increased living space – Conditioned by the Highway Authority. Application withdrawn.

Proposal;

Single storey side extension to provide increased living space.

Comments on Information submitted:

The proposal is for the removal of a conservatory and the construction of a single storey side extension to the property. The extension will provide a bedroom and wet room.

The current 3-bedroom property will see an increase in the floor plan to 4 bedrooms.

Staffordshire Moorlands 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.

Parking for 3 vehicles is shown on the submitted plan titled PROPOSED LAYOUT PLANS Revision B.

I have no objection to the proposal (application number SMD/2026/0455) subject to the following condition.

The parking identified in submitted plan titled PROPOSED LAYOUT PLANS Revision B shall be retained unobstructed as parking 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