



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 & Mrs Moore The Bungalow, Lockers Bank, Hollington,
Staffordshire, ST10 4HD

Officer: Tracey Lunn

Our Reference: SMD20260443

District Reference: SMD/2026/0443

Date Received: 24-Sep-2026

Date Responded: 12-Oct-2026

Particulars of Development:

Proposed demolition of outbuildings and side extension to existing dwelling

Location of Development:

The Bungalow Lockers Bank, Hollington

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Oct-2026

Background:

The property is located on Lockers Bank, a D-classified road (Road No. D1350). Lockers Bank is subject to a 60-mph speed limit and is rural in character, with no pedestrian footways or street lighting.

The 4-bedroom property currently benefits from off highway parking (driveway and garage).

Description of Proposal:

Proposed demolition of outbuildings and side extension to existing dwelling.

Comments on submitted information;

The proposal comprises the demolition of the existing detached garage and ancillary outbuildings within the site curtilage, together with the erection of an extension to provide a WC, study, utility room, lounge, dining area, kitchen and entrance hall. Internal alterations are also proposed, including the conversion of the existing living room to a bedroom and the existing kitchen to a master bedroom. In addition, the existing utility room would be converted to an en-suite, and the current third bedroom would be reconfigured to provide a bathroom.

The number of bedrooms will remain at 4.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plan SMLL-SA-XX-XX-DR-A-0102 Revision P1 shows parking for 4 vehicles and meets with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0443) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan SMLL-SA-XX-XX-DR-A-0102 Revision P1. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

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