



**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

**Applicant:**  
Mr Ryan Mallin  
Holmefield  
New Lane,  
Brown Edge,  
Staffordshire  
ST6 8TQ

**Application Type:** FULL

**Officer:** David Plant

**Our Reference:** SMD20220540

**District Reference:** SMD/2022/0540

**Date Received:** 05-Oct-2022

**Date Responded:** 14-Oct-2022

**Particulars of Development:**

First floor study extension.

**Location of Development:**

8, New Lane, STOKE-ON-TRENT, ST6 8TQ

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 12-Oct-2022

**CONDITIONS:**

1. The development hereby permitted shall not be brought into use until details of the parking for three vehicles have been first submitted to and approved in writing by the local planning authority. The parking areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

**REASON**

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

**NOTES TO PLANNING OFFICER**

Application is entitled first floor study extension. In effect, application will provide a fourth upstairs room which could be used as a bedroom. Only the extension is dimensioned on proposed drawing, but study appears to be larger than bedroom three. There will be nothing to prevent the extension being used as a fourth bedroom.

Application form states that the proposal will not affect parking layout. However, extending a three bedroom dwelling to a four bedroom dwelling will increase the parking requirement from two spaces to three spaces. There is a garage door but this room is not shown on the layout drawings. Its dimensions are not known.

The site plan is not dimensioned, but scaling suggests that three spaces may be possible on the two driveways. This needs to be clearly shown on a drawing to cover any potential future use of the room other than as a study.

Current records show that there were no Personal Injury Collisions on New Lane within 50m either side of the property accesses in the previous five years.

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