

From: [Plant, David \(E.I&S\)](#)
To: [Howard, Lisa](#)
Cc: [Planning \(SMDC\)](#)
Subject: SMD/2017/0322 Garage Conversion; St Annes Cottage, Brown Edge. REFUSAL. Form X
Date: 30 June 2017 16:34:18
Attachments: [SMD20170322 St Annes Cottage Brown Edge.pdf](#)

Lisa,

Attached form X for SMD/2017/0322 Garage Conversion; St Annes Cottage, Brown Edge. Recommendation of refusal,

Trust this is ok

Dave

D. R. Plant
Project Engineer (Staffordshire Moorlands and Peak Park)
Staffordshire County Council,
Staffordshire Place 2,
Tipping Street,
Stafford
ST16 2DH

Tel 01785 276702

david.plant@staffordshire.gov.uk

www.staffordshire.gov.uk

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Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR KEITH GREAVES

Address: ST ANNES COTTAGE
CHURCH ROAD
BROWN EDGE
STAFFORDSHIRE
ST68TB

Application Type: FULL

Application Number: SMD2017/0322

Date Received: 14-JUN-2017

Road Number: D1061

Officer: David Plant

Date: 30-JUN-2017

Particulars of Development:

EXISTING GARAGE, CONVERTED & EXTENDED INTO SINGLE BEDROOM DWELLING.

Location of Development:

ST ANNES COTTAGE, CHURCH ROAD, BROWN EDGE, STAFFORDSHIRE

REFUSAL:

Recommendations: This application should be refused for the following reasons:-

1 The proposed development involves conversion of existing garage for St Annes Cottage and consequently fails to make adequate provision for the parking for the existing St Annes Cottage within the site curtilage resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway.

REASON

In conflict with NPPF Paragraph 32; on conflict with SMDC Core Strategy Policy DC1; contrary to the interests of highway safety; contrary to the interests of the free flow of traffic.

NOTE TO PLANNING OFFICER

The proposal is to convert the existing garage of St Annes Cottage into a dwelling. This proposal will remove all off street parking from the existing dwelling. Parking to the front of St Annes Cottage is close to a junction and a school.

Commissioner for the Built County
on behalf of the County Council
as Highway Authority