Form X (i)

**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:** MS KELSALL
C/O AGENT
JMI PLANNING
ST148EU

**Application Type:** FULL
**Application No:** SMD2020/0653
**Date Received:** 25-NOV-2020
**Road No:** D1359

**Officer:** David Plant
**Date:** 08-DEC-2020

**Particulars of Development:**
CONVERSION OF DOMESTIC OUTBUILDING TO FORM A HOLIDAY LET

**Location of Development:**
THE OLD ORCHARD CASTLE HILL ROAD
ALTON

## Refusal

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

1 Insufficient/Conflicting information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- clarification of the parking layout for the existing host dwelling;
- clarification of parking requirement for the existing host dwelling;
- clarification of the parking layout for the proposed garage conversion;
- application form;

are included in the application

NOTES TO PLANNING OFFICER

The building is referred to variously as a barn, a domestic outbuilding and a garage. It has garage doors and is clearly a garage as described in the Planning Statement). No application form is available on the website so applicants view of parking provision is not available.

Drawings show a parking area which is unchanged from the existing to proposed site plan. There is no information on the size (number of bedrooms) of the existing host dwelling to establish parking requirement of the existing dwelling.

Parking area is not dimensioned and individual parking bays are not shown. There is no application form available on the website to establish difference between existing and proposed parking provision.

At the time of my site visit, the existing parking area was fully occupied, even with a garage available, leaving no space for guests of the proposed holiday let.

Planning statement para 3.6 states 'The existing curtilage layout will be retained which provides sufficient parking space for both the existing dwelling and the proposed holiday let' but detail is lacking.

Site visit 26/11/2020

**Assistant Director - Highways and the Built County**
**on behalf of the County Council**
**as Highway Authority**