

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

Applicant: MR & MRS M PHILLIPS
WILLFIELD LANE,
BROWN EDGE
ST68SN

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0268

Date: 13-MAY-2021

Date Received: 23-APR-2021

Road No: C0187

Particulars of Development:

PROPOSED CONVERSION OF EXISTING GARAGE TO FORM ANNEX AND EXTENSION TO MAIN DWELLING TO FORM SITTING ROOM.

Location of Development:

AVEMONT WILLFIELD LANE
BROWN EDGE

Acceptance

Recommendations: There are no objections on Highway grounds to this proposal.

1. Site Visit Carried Out on 13/05/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Willfield Lane within 50 metres of the property for the previous five years.
3. Background;
The property is located off Willfield Lane (Road No. C0187) is a C classified road, is subject to a 60mph speed limit and benefits from streetlights.
4. Description of Proposal;
Proposed conversion of existing garage to form annex and extension to main dwelling to form sitting room and the construction of a replacement single garage.
5. Comment;
The property benefits from off highway parking (driveway and garage). The submitted plans show the extension to the main dwelling is to the rear of the property and therefore will not reduce the current off highway parking. The garage however will be converted into a 1 bedroom annex. A replacement garage also forms part of the proposal. It was noted that 3 vehicles can park off highway (drive and proposed garage) and therefore meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 or more bedrooms require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2021/0268).

Note to Planning Officer:

The converted garage should remain ancillary to Avemont and shall not be sold, let or occupied independently.