

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

Applicant: MR & MRS M WHEAT
OLD ENGINE FARM
PERKINS LANE
DILHORNE
ST102PX

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0212

Date: 03-JUN-2021

Date Received: 17-MAY-2021

Road No: C0094

Particulars of Development:

EXTENSION, ALTERATION AND CONVERSION OF FORMER AGRICULTURAL BUILDING TO PROVIDE
ADDITIONAL ACCOMMODATION TO DWELLINGHOUSE

Location of Development:

OLD ENGINE FARM PERKINS LANE
DILHORNE

Acceptance

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

1. A site visit was carried out on 20/05/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Godleybarn Lane/Birchenfields Lane within 215 metres of the property access for the previous five years.
3. Background;
The property is located on Godleybarn Lane/Birchenfields Lane (Road No. C0094) which is a C classification road and is subject to a 60mph speed limit.
4. Description of Proposal;
The proposal is for an extension, alteration and conversion of a former agricultural building to provide additional accommodation to existing property.

Previous Applications:

DET/2020/0061 – Application to determine if prior approval is required for a proposed change of use of agricultural buildings to one dwelling house (Class C3) and for building operations. Proposed Plans and Elevations Drawing No. AL (0) 03 Rev B
DET/2014/0040 – Change of use of an existing agricultural building to a single residential dwelling.
All applications were accepted by the Highway Authority.

5. Comments;
The current 5-bedroom property previously approved under DET/2020/0061 has parking for 4 vehicles as detailed in drawing titled Proposed Plans and Elevations Drawing No. AL (0) 03 Rev B. This proposal will add a further 3 bedrooms increasing the footprint to a total of 8 bedrooms. The submitted plan titled Proposed Plans Drawing No. AL (0) 04 Rev C shows 4 parking spaces previously approved under planning application DET/2020/0061. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

This proposal does not include additional parking for the extra bedrooms. However, given the size of the site and the distance of the property from the adopted highway, it is considered that parking shall be managed and secured within the site.

The proposal will not to have a detrimental impact on the adopted highway and therefore I have no objection. (Application No. SMD/2021/0212)

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