

To: Staffordshire Moorlands, DCMStaffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ**Applicant:** MR ROBERT POOLE & ANGELA
FREARONKNOWSLEY ROAD
STANLEY
ST99NB**Application Type:** FULL**Officer:** Simon Hawe**Application No:** SMD2021/0221**Date:** 21-JUN-2021**Date Received:** 01-JUN-2021**Road No:** C0083**Particulars of Development:**CONVERSION OF A FORMER MILKING PARLOUR INTO ANCILLARY RESIDENTIAL ACCOMMODATION.
RECONSTRUCTION OF EXISTING BOOT ROOM WITH THERMAL STRUCTURE AND CONSTRUCTION OF A
SMALL SIDE EXTENSION. THE ALTERATIONS TO THE EXISTING DWELLING SERVE TO EXTEND AND
IMPROVE THE EXISTING 3RD BEDROOM AND BATHROOM ACCOMMODATION**Location of Development:**KNOWSLEY FARM KNOWSLEY ROAD
STANLEY**Conditional**

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1. Site Visit – 17/06/2021

2. Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Knowsley Road within 215 metres either side of the property's access for the previous five years.

3. Background;

Knowsley Road is a C classified (Road No. C0083) and has a speed limit of 60 mph.

4. Description of Proposal;

The proposal is for the conversion of a former milking parlour into ancillary residential accommodation to provide a larger 4-bedroom residential dwelling.

5. Comments;

The conversion of the milking parlour into an ancillary residential accommodation will provide living, dining and kitchen areas, a larger 3rd bedroom and a study/4th bedroom. Access arrangements are to remain predominantly unchanged. However, the current gates are to be replaced with electric sliding gates and reconstruction of a section of the garden wall to improve visibility are proposed as detailed in submitted plan titled Proposed Site Block Plan 20-054_AS(0)03. Existing boundary treatments (hedgerow and trees) are to remain unaltered. The outbuilding 4 currently a garage will be improved and will be a double garage albeit a section is to house a tractor leaving sufficient room for 1 vehicle. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The application does not demonstrate parking for 3 vehicles and a turning area.

Given the above it is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2021/0221) subject to the following conditioned.

1. No development hereby approved shall be commenced until details of the parking and turning of vehicles within the curtilage of the site have been submitted to and approved in writing by the Local Planning Authority. The approved parking and turning areas shall thereafter be provided in accordance with the approved details before the development is brought into use and maintained free of obstructions for the life of the development.

2. Any gates shall be located a minimum of 5m rear of the carriageway boundary.

REASONS

To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

It was noted on the site visit that the trimming back of vegetation would improve visibility.

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