

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

Applicant: MR C HUNTER
WAYSIDE HOUSE
CLEWLOWS BANK
BAGNALL
ST99LP

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0345

Date: 23-JUN-2021

Date Received: 03-JUN-2021

Road No: C0187

Particulars of Development:

CHANGE OF USE OF PART DOMESTIC GARAGE / GARDEN ROOM WITH LOFT OVER, INTO PROPOSED LIVING ACCOMMODATION / ANNEXE.

Location of Development:

WAYSIDE HOUSE CLEWLOWS BANK
BAGNALL

Acceptance

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

1. Site Visit Carried Out on 10/06/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Clewlovs Bank within 50 metres of the property access for the previous five years.
3. Background;
The property is located on Clewlovs Bank (Road No. C0187) it is a C classified road running through the village of Bagnall it is subject to a 30-mph speed limit and has the benefits of streetlights.
4. Description of Proposal;
The proposal is for the change of use of part domestic garage / garden room with loft over, into proposed living accommodation/annexe. The garage will be retained to form
5. Comment;
The proposed new accommodation will provide a 1-bedroom facility for occasional part time use for guests, relatives, and friends. The garage and workshop will be retained. Access arrangements remain unchanged and the proposal given its purpose for personal use only is considered not to cause an increase in trip generation.

It was noted that there is sufficient parking and turning facility within the curtilage of the property to accommodate parking for the additional bedroom.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection to the proposal (application number SMD/2021/0345).

NOTES TO PLANNING OFFICER:

Application is for residential annexe. Response is based on the understanding that the conversion will remain ancillary to the main dwelling.

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