Form X (i)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2021/0724

Officer: Tracey Lunn

Date Received: 09/11/2021

Date: 19/11/2021

Particulars of Development: Conversion of detached garage to form ancillary accommodation

Location of Development: The Old Vicarage, Leek Road, Longsdon

Conditional

Site Visit Carried Out on 16/11/2021

Current records show there were no Personal Injury Collisions on Leek Road within 120 metres of the property access for the previous five years.

The property is located on Leek Road (Road No. A053) which is an A classified road and is subject to a 40-mph speed limit. There are footways on the north-west and south-east sides and streetlights along this section of Leek Road. It is a primary route from Stoke on Trent to Leek.

The proposal is for the conversion of the detached garage to form ancillary accommodation to The Old Vicarage. The converted garage will provide a hobby room, shower room, guest bedroom and garage/gym. Access will be via the existing driveway.

Details of parking and turning for the vehicles accessing the property have not been supplied. However, given the converted garage will retain some garage space and its distance from Leek Road, the driveway is approximately 33m in length, it is considered that parking and turning will be managed within the curtilage of the property.

There are no objections on Highway grounds to the proposal subject to the following condition:-

1. The converted garage associated with the existing dwelling and indicated on the approved Drg No. AL (0) 02 shall remain ancillary to The Old Vicarage and shall at no time be sold, let, or converted to independent living accommodation without prior approval of the Local Planning Authority.

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

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Commissioner for the Built County

On behalf of the County Council
As Highway Authority