Staffordshire County Council

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

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

Applicant:
Mr & Mrs Siekacz Over The Hill, Biddulph Moor, ST8 7LA

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220218

District Reference: SMD/2022/0218

Date Received: 04-May-2022

Date Responded: 23-May-2022

Particulars of Development:

Change of use and alterations of existing garage to form single dwellinghouse with associated parking and amenity space.

Location of Development:

Baileys Hill Farm,Over The Hill,Biddulph Moor,Staffordshire,ST8 7LA

Recommendation Summary:

Site Visit Conducted on: 09-May-2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Over the Hill within 50 metres either side of the property access for the previous five years.

Background;
The property is located on Over the Hill (Road No. D1082) a D classification road with a speed limit of 30 mph,its is a single track,rural road without footpaths or streetlighting. Over the Hill runs in a northerly direction from Biddulph Moor. Baileys Farm is approx. ½ mile from the Biddulph Moor village and approx. 2 miles from Biddulph.

PRoW Biddulph Town 76 runs to the north of the property and Biddulph Town 62 runs to the south of the property.

Previous Application;
SMD/2004/1425 - Detached double garage – The Highway Authority had no objection.

Description of Proposal;
The proposal is for a change of use and alterations to an existing garage at Baileys Farm to provide a 1-bedroom dwellinghouse with associated parking and amenity space.

Comments;
The proposal to convert a garage will provide a single,1 -bedroom house within the grounds of Baileys Farm. Vehicular access will be via the access currently serving the farm; visibility at the access is good. The proposed parking,as detailed in the submitted Location and Block Plan Drg No. 2022-2667-04 Rev B is in

Staffordshire County Council

accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4m x 4.8m each space) for residents and visitors within the curtilage of the dwelling. It is considered the 1-bedroom dwelling will not cause an increase in trip generation.

The proposal is considered not to have a detrimental impact on the adopted highway and therefore I have no objection (application number SMD/2022/0218).

Commissioner for the Built County
On behalf of the County Council
As Highway Authority