



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

Application Type: FULL

Applicant:
 Mr & Mrs Olphin

Officer: Tracey Lunn

Our Reference: SMD20220371

District Reference: SMD/2022/0371

Date Received: 01-Aug-2022

Date Responded: 16-Aug-2022

Particulars of Development:

Conversion of residential annex to dwellinghouse.

Location of Development:

22, Jasmine Close, STOKE-ON-TRENT, ST11 9RS

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Aug-2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Jasmine Close within 50 metres of the property for the previous five years.

Background;

The site is situated on the turning head at the end of a cul-de-sac on Jasmine Close. Jasmine Close is a D classification road (Road No. D2212), is subject to a 30-mph speed limit and has the benefit of streetlights and footways.

Applications;

SMD/2022/0370 - Erection of single storey side extension- Pending approval.

Description of Proposal;

Conversion of residential annex to dwellinghouse.

Comments on Information Submitted;

The annex is currently a 1-bedroom residential annex to 22 Jasmine Close. This proposal is to convert the annex into an independent dwelling. The floor plan remains unchanged by the proposal. It is noted a study is intended which given its size could be converted into a 2nd bedroom.

Parking;

The property will have off highway parking for 2 vehicles as detailed on plan titled Drawing No. Planning 1 dated May 2022. This is in accordance with Staffordshire Moorlands Parking Standards which state; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space).



Access;

Access to the property will be via the existing vehicular access to 22 Jasmine Close.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0371) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area for the proposed dwelling have been provided in accordance with the approved plans titled Drawing No. Planning 1 dated May 2022. The parking and area shall thereafter be retained unobstructed as a parking area for the life of the development.

REASONS

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

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority