



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:

Officer: David Plant

Our Reference: SMD20220425

District Reference: SMD/2022/0425

Date Received: 24-Oct-2022

Date Responded: 07-Nov-2022

Particulars of Development:

Conversion and addition of full height first floor storey to existing detached garage (self contained home office with ancillary facilities) to create self contained annexe accommodation.

Location of Development:

12, Epsom Close, STOKE-ON-TRENT, ST10 1TG

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Nov-2022

CONDITIONS:

1. The development hereby permitted shall not be brought into use until dimensioned details and layout of the parking area has been first submitted to and approved in writing by the local planning authority. The parking area shall thereafter be provided in accordance with the approved plans and retained for the life of the development.
2. The proposed annex shall remain ancillary to the main dwelling.

REASONS

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to clarify the proposal.

2. To ensure parking standards can be met.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site shall be constructed in accordance with the submitted drawing and SCC Highways requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form.

Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The surfacing works within the highway shall require a permit to dig prior to any works taking place. The developer is advised to contact Staffordshire County Council Network Management at trafficandnetwork@staffordshire.gov.uk in advance of surfacing works commencing. See Temporary excavations (permit to dig) - Staffordshire County Council for details

NOTES TO PLANNING OFFICER

Application is to construct a separate dwelling in the front garden of 12, Epsom Close. The application is entitled conversion but the building to be converted does not appear to be there, though foundations may be, presumably the development approved under SMD/2017/0695.

There is also a planning approval to extend the dwelling, SMD/2016/0466, though it is not clear if this has been implemented and no information is included in the application.

On the basis that the existing dwelling will require 3 parking spaces and the proposed dwelling will require 2 spaces, there appears to be adequate space on the frontage to provide parking for five vehicles. Proposed block plan shows the entire front garden area to be surfaced.

Highway land is included within the red line. Highways have no record of receiving notification under certificate B. Applicant should check the limits of the highway before commencing work. Any surfacing placed on adopted highway must be to highway specification.

Proposed dwelling must remain ancillary to the main dwelling. Parking for the annex will be in front of the main dwelling.

Current records show that there were no Personal Injury Collisions on Epsom Close within 50m either side of the property access in the previous five years.

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