Form X

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

To: South Staffordshire Council
South Staffordshire Council
Wolverhampton Road
Codsall
WV8 1PX

Applicant:
Mr Jon Corbishley EMSGARTH, Emsgarth, St. Annes Vale, STOKE-ON-TRENT, ST6 8TA

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230250

District Reference: SMD/2023/0250

Date Received: 07-Jun-2023

Date Responded: 23-Jun-2023

Particulars of Development:
Existing outbuilding to be demolished to form new ancillary living accommodation

Location of Development:
EMSGARTH,Emsgarth,St. Annes Vale,STOKE-ON-TRENT,ST6 8TA

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Jun-2023

Personal Injury Records;
Current records show that there were no personal injury collisions (PIC) on St. Annes Vale within 50 metres of the access to Emsgarth from 31st December 2015 and 31st December 2020.

Background;
The site is located off St Annes Vale (Road No. D1061) a D classification road within the village of Brown Edge,it is subject to a 30-mph speed limit and has streetlights,there are no footways.

Description of Proposal:
Existing outbuilding to be demolished to form new ancillary living accommodation.

Comments on Information Submitted:
The proposal is for the demolition of an existing outbuilding and the construction of new building providing ancillary living accommodation to Emsgarth. The new building will have a lounge,kitchen,utility,bathroom and 2 bedrooms.

The new building is to be constructed in the same location as the demolished outbuilding,within the curtilage of Emsgarth as shown on the submitted plan titled Existing-Proposed Plans. Access to the new building will be via the existing vehicular access to Emsgarth (off St Annes Vale).

Parking is not shown on the submitted plan however,it is considered there is sufficient parking within the curtilage of the property to accommodate parking for both Emsgarth and the proposed building.

The proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following condition:-

The development hereby permitted shall remain ancillary to Emsgarth and shall not be sold or let independently.

REASONS:

Staffordshire County Council

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