Form X

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:
Egan AEL Y BRYN, Ael Y Bryn, Under The Hill, STOKE-ON-TRENT, ST8 7RR

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230348

District Reference: SMD/2023/0348

Date Received: 18-Jul-2023

Date Responded: 07-Aug-2023

Particulars of Development:
Conversion of 2no. dwellings into 1no. dwelling : Ael-y-Byrn and Fair View

Location of Development:
AEL Y BRYN,Ael Y Bryn,Under The Hill,STOKE-ON-TRENT,ST8 7RR

Recommendation Summary: Conditional

Site Visit Conducted on: 07-Aug-2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Under the Hill within 50 metres of the property access from 31st December 2015 until 31st December 2020.

Background;
The property is located on Under the Hill (Road No. D1082) an unclassified,rural road,which is subject to a 30-mph speed limit there are no footways but does have streetlights.

Description of Proposal;
Conversion of 2no. dwellings into 1no. dwelling : Ael-y-Byrn and Fair View.

Comment;
The proposal is to convert 2 dwellings into 1 dwelling. Ael-y-Byrn currently has 2 first floor bedrooms and Fair View has 1 first floor bedroom and bathroom. The conversion will provide 3 first floor bedrooms with two rooms above annotated on the plan as a craft/music area and an office. However,the proposed office and craft/music rooms could easily convert into additional bedrooms,increasing the property's footprint to 5.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling. The dimensions for a single garage are a minimum of 3m wide by 6m long.

The application form states that 2 parking spaces are existing and will remain. However,there has been no parking plan submitted with this application.

It was noted at the site visit that the garden could accommodate additional parking. In order to meet with the Parking Standards parking for 3 vehicles is required. I therefore require a plan showing parking for 3 vehicles (2.4m x 4.8m each space,garage of minimum internal dimension of 3m x6m if to be included/considered as a parking space).

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I have no objection to the proposal (application number SMD/2023/0348) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

REASONS

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

Note to Planning Officer

The plan 22 043 AL (0) 03 Rev B refers to the proposed dwelling having 3 bedrooms with a craft/music room and office above. Given the ease to convert these rooms into additional bedrooms it is considered the numbers of bedrooms could increase to 5. Therefore,3 off highway parking spaces are necessary to meet with SMDC Parking Standards.

The revised plan showing the parking area should include details of materials for the construction of the hardstanding (bound and porous material),creation or extension to the vehicular access/connection to the highway and drainage to SUDs standards.

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