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:
Mr & Mrs Dargon The Patch, Pines Lane, Biddulph Park, Biddulph, Staffordshire, ST8 7SP

Application Type: FULL

Officer: Nawaz Malik

Our Reference: SMD20230362

District Reference: SMD/2023/0362

Date Received: 20-Jul-2023

Date Responded: 09-Aug-2023

Particulars of Development:
Demolition of existing detached garage and erection of replacement building as annex accommodation to main dwelling. Change of use to holiday let for new annex

Location of Development:
The Patch,Pines Lane,Biddulph Park,Biddulph,Staffordshire,ST8 7SP

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Jul-2023

Personal Injury Collisions
Current records show that there was not any personal injury collision (PIC) on Pines Lane within 215m of the development site for the previous five years.

Background
Pines Lane is an unclassified road (Road No. D1086) with a speed limit of 60mph. Pines Lane has no footways either side of the carriageway. The road is unlit.

Description of Proposal
Demolition of existing detached garage and erection of replacement building as annex accommodation to main dwelling. Change of use to holiday let for new annex.

Comment on Information submitted
Removal of existing garage to build a new single bed annex for the use of as a holiday let.

This will not generate severe impact on the local highway network.

Recommendations
I have no objection subject to the following being secured via conditions:

1 The approved development shall not be sold and will remain an annex to the main dwelling of The Patch.

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