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 D Barker FARLEY, ROUGHCOTE LANE,
CAVERSWALL, STAFFORDSHIRE, ST11 9EG

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230366

District Reference: SMD/2023/0366

Date Received: 26-Jul-2023

Date Responded: 10-Aug-2023

Particulars of Development:
Retention of a domestic outbuilding within the rear garden

Location of Development:
Farley,Roughcote Lane,Caverswall,Staffordshire,ST11 9EG

Recommendation Summary: Conditional

Site Visit Conducted on: 07-Aug-2023

Personal Injury Collisions;
Current records show that there were no recorded Personal Injury Collision (PIC) on Roughcote Lane within 43 metres of the access from 31st December 2015 to 31st December 2020.

Background;
The property is located on Roughcote Lane,a D classification road (Road No. D1183) which is subject to a speed limit of 30mph. There is a system of streetlights but no footways at this location.

Description of Proposal;
Retention of a domestic outbuilding within the rear garden.

Comments on Information Submitted;
The proposal is for the retention of a domestic outbuilding within the rear garden of Farley,Roughcote Lane.

The outbuilding is currently used as a music room,home gymnasium and games/billiard room.

The outbuilding does not have a negative effect on the current parking arrangements and therefore it is considered not to have a detrimental impact on the highway. I have no objection application number (SMD/2023/0366) subject to the following condition:

The outbuilding shall remain ancillary to Farley and shall be used for domestic purposes only and shall not be used for commercial operations,sold,let,or occupied independently without the prior approval of the Local Planning Authority

REASONS

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

Staffordshire County Council

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