



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:

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230596

District Reference: SMD/2023/0596

Date Received: 14-Dec-2023

Date Responded: 21-Dec-2023

Particulars of Development:

Proposed garage conversion to provide ancillary living accommodation & replacement detached garage

Location of Development:

125, Brookhouse Lane, STOKE-ON-TRENT, ST2 8ND

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Dec-2023

Personal Injury Records;

Current records show that there were no personal injury collisions (PIC) on Brookhouse Lane within 215 metres of the access to the property from 31st December 2015 and 31st December 2020.

Background;

The property is located on Brookhouse Lane (Road No. D1154) a D classification road which is subject to a 60-mph speed limit and has streetlights; there are no footways.

Description of Proposal:

Proposed garage conversion to provide ancillary living accommodation & replacement detached garage.

Comments on Information Submitted:

The proposal is for the conversion of the existing garage to provide living accommodation ancillary to No. 125 Brookhouse Lane. The accommodation will have a lounge, kitchen and bedroom on the ground floor and a master bedroom with ensuite above. A replacement detached garage with workshop is also proposed. The proposed garage and workshop will have internal dimensions of 8m wide x 5.1m long. The minimum internal dimensions for a single garage as stated with the Staffordshire Moorlands Parking Standards are 3m wide x 6m long and for a double garage 6m wide x 6m long.

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 125 Brookhouse Lane and the proposed converted property.

Access to the proposed accommodation will be via the current vehicular access/driveway. Visibility at the access is restricted due to the hedgerow it was noted at the site visit that the hedgerow was trimmed and maintained.

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 No.125 Brookhouse Lane and shall not be sold or let independently.

REASONS:

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