



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

Application Type: RETROSPECTIVE APPLICATION

Our Reference: SMD20210629

Applicant:
 Ken Underwood

Officer: Nawaz Malik

District Reference: SMD/2021/0629

Date Received: 05-Dec-2023

Date Responded: 25-Dec-2023

Particulars of Development:

Retrospective application for the conversion of existing attached garage into living accommodation

Location of Development:

25 MULBERRY HOUSE, Sandy Lane, Brown Edge

Recommendation Summary: Acceptance

Site Visit Conducted on: 25-Dec-2023

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Sandy Lane within 43 metres either side of the property accesses for the previous five years.

Background

Sandy Lane is an unclassified road (Road No. D1061) with a speed limit of 30 mph. Sandy Lane has no footways on either side of the carriageway. The road is lit.

Description of Proposal

Retrospective application for the conversion of existing attached garage into living accommodation.

Comment on Information submitted

Changing garage to a living space. This means loss of one car parking space. This property is a 3 bedroom dwelling therefore car parking as recommended by Staffordshire Moorland Parking Guidance:

- a) up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of dwelling.

The property will still retain 2 no. spaces.

However, it is noted that the proposed site plan drawing no. AL(0)03 submitted as part of this application is incorrect. This should be correct for the record.

The car parking is provided to the rear of the property via The Paddocks which is a private road. There is no severe highway impact.

Recommendations

I have no objection (on Highway grounds) to the proposed development.

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