



**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:** FULL

**Applicant:**

Mr J Bold c/o Rob Duncan Planning Consultancy Ltd, 28  
 Ferndale Road, Lichfield, Staffordshire, WS13 7DJ

**Officer:** Tracey Lunn

**Our Reference:** SMD20240073

**District Reference:** SMD/2024/0073

**Date Received:** 13-Feb-2024

**Date Responded:** 28-Feb-2024

**Particulars of Development:**

Conversion of agricultural shippon to provide additional accommodation to existing dwellinghouse and erection of part two storey / part single storey rear extension

**Location of Development:**

ASH TREE LODGE, Ash Tree Lodge, STOKE-ON-TRENT, ST10 3EX

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 23-Feb-2024

**Personal Injury Collisions;**

Current records show that there were not any Personal Injury Collisions on Ash Tree Road within 215 metres of the property's access from 01/01/2019 to 31/12/2021.

**Background;**

The property is located on Ash Tree Road (Road No. A52), an A classified road which is subject to a 60mph speed limit. Ash Tree Road is a primary route connecting Stoke on Trent to Ashbourne. There are no streetlights or footways.

**Current (live) applications;**

SMD/2024/0072 - Conversion of agricultural building to residential annex.

**Description of Proposal;**

Conversion of agricultural shippon to provide additional accommodation to existing dwelling house and erection of part two storey / part single storey rear extension.

**Comment;**

The proposal is to convert an agricultural shippon to provide additional accommodation to the existing dwelling house. A 2 storey and a single storey extension is also proposed to the current dwelling.

The property currently consists of a lounge, kitchen, bathroom and utility with an attached shippon, dairy and store on the ground floor, above there are 2 bedrooms and a hayloft above the shippon.

The 2-storey extension will provide a hall with a bathroom above, the single extension will provide a larger utility room.

The attached shippon will be converted into a kitchen and downstairs bathroom and the hayloft above will become a 3rd bedroom.

The property's footprint will increase from 2 to 3 bedrooms.

Parking for 2 vehicles is provided and shown on submitted Drawing ref: 1844-04, this meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space) for residents and visitors. Access to the property will be via an existing access off Ash Tree Road. No alterations are proposed to the access.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection to the proposal subject to the following condition:

The development hereby permitted shall not be brought into use until the parking has been provided in accordance with the approved Drawing ref: 1844-04. The parking shall thereafter be retained unobstructed as parking for the life of the development.

#### REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety

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