



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
 Fernale Road, Lichfield, Staffordshire, WS13 7DJ

Officer: Tracey Lunn

Our Reference: SMD20240072

District Reference: SMD/2024/0072

Date Received: 20-Feb-2024

Date Responded: 29-Feb-2024

Particulars of Development:

Conversion of agricultural building to residential annex

Location of Development:

Ash Tree Lodge Ash Tree Road Hoftens Cross Cauldon Low

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). Ash Tree Road is an A classified road and 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/2024/0073 - Conversion of agricultural shippon to provide additional accommodation to existing dwellinghouse and erection of part two storey / part single storey rear extension.

Description of Proposal;

Conversion of agricultural building to residential annex.

Comment;

The proposal is to convert cattle shed to provide a 2-bedroom dwelling.

The proposed annex is to be occupied by the applicant, with his elderly father living in the main dwellinghouse.

Parking for 3 vehicles (2 spaces for Ash Tree Lodge, the host property and 1 space for the proposed residential annex) is shown on submitted Drawing ref: 1844-04, and parking for a further vehicle is available to the side elevation of the proposed residential annex as shown Drawing ref: 1844-06. This meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 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 conditions:

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 and Drawing ref: 1844-06. The parking shall thereafter be retained unobstructed as parking for the life of the development.

The development hereby permitted shall remain ancillary to Ash Tree Lodge and shall not be sold or let independently.

REASONS

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

Note to Planning Officer

Drawing ref: 1844-04 submitted with this proposal shows parking space for 3 vehicles (2 spaces to the northeast of Ash Tree Lodge and 1 space to the south of Ash Tree Lodge). Drawing of the same reference (Drawing ref: 1844-04) was submitted with application SMD/2024/0073 shows only space for 2 vehicles to the northeast of Ash Tree Lodge.

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