



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:

Mrs Diane Phillips LEMONS BROOK FARM, Lemons Brook Farm, Bottom Lane, STOKE-ON-TRENT, ST10 2LN

Officer: Tracey Lunn

Our Reference: SMD20240178

District Reference: SMD/2024/0178

Date Received: 23-Apr-2024

Date Responded: 08-May-2024

Particulars of Development:

Proposed extension and alterations to Lemons Brook Farm.

Location of Development:

LEMONS BROOK FARM, Lemons Brook Farm, Bottom Lane, STOKE-ON-TRENT, ST10 2LN

Recommendation Summary: Conditional

Site Visit Conducted on: 07-May-2024

Personal Injury Records;

Current records show that there was 1 personal injury collision (PIC) on Bottom Lane within 215 metres either side of the access from 01/01/2019 to 31/12/2021. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background;

The property is located off Bottom Lane (Road No. B5053) a B classified road with a speed limit of 60 mph, there are no streetlights or footways. The property currently has 3 bedrooms and a garage, vehicular access is via a private driveway/track off Bottom Lane which is shared with Bottom Lane Farm.

Proposal;

Proposed extension and alterations to Lemons Brook Farm.

Comments on Information submitted:

The proposal is for a 2-storey extension to the rear elevation of the property. The existing garage will be replaced by the 2-storey extension. The extension will provide a kitchen, utility room, boot room and home office on the ground floor, above a 4th bedroom, ensuite and dressing room to the master bedroom, bathroom, and landing is proposed.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

The removal of the garage as proposed will lead to the forfeiture of one parking space, while the number of bedrooms will rise from 3 to 4. However, the plans provided do not include provisions for parking. Therefore, I request a revised plan outlining a parking area of adequate size (measuring 2.4m x 4.8m per space) capable of accommodating parking for 3 vehicles, in compliance with the Parking Standards.

I have no objection to the proposal (application number SMD/2024/0178) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

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