



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: COU

Applicant:

Mr Simon Edwards Heronceau Refurbishment Ltd 24
 Brookside Business Park, Stone, Staffordshire, ST15 0RZ

Officer: Tracey Lunn

Our Reference: SMD20240241

District Reference: SMD/2024/0241

Date Received: 14-Jun-2024

Date Responded: 02-Jul-2024

Particulars of Development:

Change of use application to convert a C3 dwelling into a use class C2 Residential Institution for care of children including conversion of existing detached garage into 2 bedroom bungalow as already approved on application SMD/2023/0139

Location of Development:

4 Millers View, Cheadle

Recommendation Summary: Acceptance

Site Visit Conducted on: 20-Jun-2024

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Millers View within 50 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Millers View (Road No. D1424), an unclassified road which is subject to a 30-mph speed limit. Millers View serves residential properties, there are streetlights but no footways.

Previous Planning Application;

SMD/2023/0139 - Convert existing detached garage into 2-bedroom bungalow- Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Change of use application to convert a C3 dwelling into a use class C2 Residential Institution for care of children including conversion of existing detached garage into 2-bedroom bungalow as already approved on application SMD/2023/0139.

Comments on Information Submitted;

The application is for a change of use to convert a residential dwelling, current use class C3 into a residential institution for the care of children, proposed use class C2. An existing detached garage which has approval granted for a 2-bedroom bungalow (SMD/2023/0139) is included in this application for change of use.

The property is a 4-bedroom, detached property situated on Millers View and benefits from off highway parking (driveway). It would appear the attached garage has been converted into an office.

The property will retain 4 bedrooms that will consist of 3 children's bedrooms and 1 staff bedroom.

Parking for 3 vehicles (driveway) is identified on the submitted plan DWG-1001-04.11 REV A.

The detached garage (approved 2-bedroom bungalow) is situated next to No.4 Millers View and benefits from off highway parking. The property will have 2 bedrooms as per granted planning approval (SMD/2023/0139) and will consist of 1 children's bedroom and a further bedroom. Parking for 4 vehicles (driveway) is identified on the submitted plan DWG-1001-04.11 REV A.

No extensions to the property are proposed.

The submitted questionnaire states that a maximum of 4 children would live at the house and bungalow, with a maximum of 4 carers at any one-time including sleeping overnight, except at change over times.

Parking;

The existing use class is C3 dwellinghouses the proposed use class would be C2 residential institutions.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms (use class C3) requires 3 spaces (2.4 x 4.8m) and a property of up to 3 bedrooms requires 2 spaces, for residents and visitors within the curtilage of the dwelling. As residential use class C3 5 spaces (in total for both properties) are required.

Staffordshire Moorlands Parking Standards state for Residential Care Establishments (use class C2) - 1 garage or parking space per resident staff, plus 1 space per non-resident staff present at peak working times, plus 1 space per 3 bed spaces for visitors.

There will be a maximum of up to 4 children living at the house and bungalow, with a maximum of 4 carers at any one-time including sleeping overnight, under the Parking Standards use class C2 5 spaces are required.

It is proposed to provide a total of 7 parking spaces which is above the number of spaces required for either use class. DWG-1001-04.11 REV A.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0241).

Note to Planning Officer;

It was noted that only 1 bedroom is identified for staff, it is unclear where the 3 remaining staff will be accommodated.

It would be entirely possible and reasonable for 3 children to be living in a 4-bedroomed dwelling and 1 child to be living in a 2-bedroom dwelling, as part of a family group under its current planning use.

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