



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: PRIOR APPROVAL

Applicant:

Mr & Mrs Lloyd HOLLY HOUSE CHEADLE ROAD
CHEDDLETON STAFFS ST13 7BH

Officer: Tracey Lunn

Our Reference: DET20240022

District Reference: DET/2024/0022

Date Received: 19-Jun-2024

Date Responded: 24-Jul-2024

Particulars of Development:

Application to determine if prior approval is required for a proposed change of use of an existing agricultural building into a single dwelling with associated building operations

Location of Development:

HOLLY HOUSE CHEADLE ROAD CHEDDLETON STAFFS ST13 7BH

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Jun-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Cheadle Road within 160 metres of the access to Holly House from 30/12/2019 to 29/12/2022.

Background;

The property is situated on Cheadle Road an A classified road (Road No. A520) with a speed limit of 50 mph. There are footways and street lighting along the section of Cheadle Road fronting the property.

Proposal;

Application to determine if prior approval is required for a proposed change of use of an existing agricultural building into a single dwelling with associated building operations.

Comments on Information submitted:

The application is to determine if prior approval is required for a proposed change of use of an existing agricultural building into 1 single dwelling. The dwelling will have 2 bedrooms and an area for parking for 2 vehicles.

Access:

Access to the proposed dwelling is existing and provides access to and will be shared with Holly House.

Parking:

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

Submitted Drg. No. 2023-2806-04 Rev B shows a parking for 2 vehicles and therefore meets with the Parking Standards.

I have no objection to the proposal (application number DET/2024/0022) subject to the following conditioned.



The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved Drg. No. 2023-2806-04 Rev B. The parking and turning area shall thereafter be retained unobstructed as parking and turning for the life 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