



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 Paul Higon Brooklyn Grange Farm Thorncliffe Lane,
Thorncliffe, Leek, Staffordshire, ST13 7LP

Officer: Tracey Lunn

Our Reference: SMD20240336

District Reference: SMD/2024/0336

Date Received: 23-Jul-2024

Date Responded: 09-Aug-2024

Particulars of Development:

Loft conversion to form additional living accommodation for family and revised porch entrance

Location of Development:

Brooklyn Grange Farm, Thorncliffe Lane, Thorncliffe, Leek, Staffordshire, ST13 7LP

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Jul-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Thorncliffe Lane within 215 metres either side of the access to the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on a private access road to Brooklyn Grange Farm, approximate 250m east of Thorncliffe Lane. Thorncliffe Lane (Road No. C0017) is a C classification road and is subject to a 60-mph speed limit; there are no footways or streetlighting.

Public footpath Tittesworth 4 runs to the east of the property.

Description of Proposal;

Loft conversion to form additional living accommodation for family and revised porch entrance.

Comments on Information Submitted;

The proposal is for the conversion of the loft to provide a master bedroom with ensuite, 2 further bedrooms and a bathroom. The 3 existing ground floor bedrooms are to remain; the properties footprint will increase to 6 bedrooms.

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.

A parking plan was not included with the application; however, images from Google Street View indicate sufficient parking for 3 vehicles, meeting the Parking Standards. Additionally, given the distance between the property and the adopted highway (Thorncliffe Lane), any additional parking needs would be accommodated within the grounds of Brooklyn Grange Farm, rather than on Thorncliffe Lane.

The proposal does not have a detrimental impact on the highway. I therefore have no objection (application number SMD/2024/0336).

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