



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:

Emma Atkinson Highwayman Cottage Alton Road,
Threapwood, Staffordshire, ST10 4RA

Officer: Tracey Lunn

Our Reference: SMD20240508

District Reference: SMD/2024/0508

Date Received: 22-Nov-2024

Date Responded: 11-Dec-2024

Particulars of Development:

Proposed single storey porch extension and 2 storey extension on the house. Proposed conversion and single storey extension of garage to form annex. Proposed raised decking.

Location of Development:

Highwayman Cottage Alton Road, Threapwood

Recommendation Summary: Conditional

Site Visit Conducted on: 03-Dec-2024

Personal Injury Records;

Current records show that there was 2 personal injury collision (PIC) on Alton Road within 215 metres of the access to Highwayman Cottage from 30/12/2019 to 29/12/2022. 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;

Highwayman Cottage is located off Alton Road (Road No. B5032), a B classification road, it is subject to a 60-mph speed limit there are no streetlights, there is a short section of footway from the access which terminates at Sandy Lane.

Highwayman Cottage is a 3-bedroom property and benefits from a garage. Vehicle access off Alton Road is shared with several properties and provides access to a parking area and Highwayman Cottage.

Description of Proposal:

Proposed single storey porch extension and 2 storey extension on the house. Proposed conversion and single storey extension of garage to form annex. Proposed raised decking.

Comments on Information Submitted:

The proposal is for the construction of a single storey and a 2-storey extension to Highwayman Cottage. The single storey will create a porch and utility room, the 2-storey extension will provide a kitchen with master ensuite bedroom above. The property will retain 3 bedrooms.

The proposal also includes the conversion of a garage into a 1-bedroom residential annex. A single storey extension to the garage will provide a kitchen and living area.

The garage to be converted lies within the domestic curtilage of Highwayman Cottage as shown on the submitted plan titled Existing and proposed block plans Rev D. The existing vehicular access to Highwayman Cottage (off Alton Road) which is shared with several properties will also be shared with the proposed annex.

The overall footprint will increase from 3 to 4 bedrooms and the conversion of the garage will incur the loss of parking. The 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 within the curtilage of the dwelling. The parking area within the curtilage of Highwayman Cottage can accommodate parking for 3 vehicles as shown in the submitted plan titled Existing and proposed block plans Rev D and therefore meets with the Parking Standards.

It is noted that an area of the garden is to be gravelled to extend the current gravel driveway however, it may be more beneficial to increase the gravelled section to facilitate turning movements within the curtilage of the property and prevent having to reverse out onto the shared driveway and parking area.

The proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following condition:-

The development hereby permitted shall remain ancillary to Highwayman Cottage and shall not be sold or let independently.

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan titled Existing and proposed block plans Rev D. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas 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