



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 and Mrs Thorneycroft 12, Epsom Close, STOKE-ON-TRENT, ST10 1TG

Officer: Tracey Lunn

Our Reference: SMD20240471

District Reference: SMD/2024/0471

Date Received: 09-Dec-2024

Date Responded: 23-Dec-2024

Particulars of Development:

Alterations to Existing Approved Detached Garage (inc. self-contained home office with ancillary facilities) to Single Storey Garage and Home Office incorporating alternative roof design.

Location of Development:

12, Epsom Close, STOKE-ON-TRENT, ST10 1TG

Recommendation Summary: Acceptance

Site Visit Conducted on: 17-Dec-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Epsom Close within 50 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Epsom Close (Road No. D1269) a D classified road with a speed limit of 30 mph, it has streetlighting but no footway and serves residential properties.

Previous Planning Applications;

SMD/2022/0425 - Conversion and addition of full height first floor storey to existing detached garage (self contained home office with ancillary facilities) to create self contained annexe accommodation. – Conditioned by the Highways Authority – application was withdrawn.

SMD/2017/0695 - Detached garage with self-contained home office above, with ancillary facilities – Refused by the Highway Authority- application approved by Staffordshire Moorlands District Council.

Proposal;

Alterations to Existing Approved Detached Garage (inc. self-contained home office with ancillary facilities) to Single Storey Garage and Home Office incorporating alternative roof design.

Comments on Information submitted:

The proposal is for the alteration of previously approved (SMD/2017/0695 - Detached garage with self-contained home office above, with ancillary facilities – Refused by the Highway Authority- application approved by Staffordshire Moorlands District Council). The previous application was for a garage with a kitchen and bathroom on the ground floor and an office above. This application removes the office above the garage and proposes the kitchen and bathroom becomes a home office.

The garage will measure (minimum internal dimensions) 5.8m by 5.9m, the attached home office will measure 4.8m by 2.1m as detailed in Drawing No. 02 Rev P1 Proposed Ground Floor Plan.



The garage and home office will be sited as per Drawing No. 02 Rev P1 Proposed Block Plan. It was noted at the site visit that foundations have been constructed; it is assumed that this amended proposal for the garage and home office, if approval is granted, will be constructed on these foundations.

Proposed block plan shows the entire front garden area to be surfaced. Highway land is included within the red line. Highways have no record of receiving notification under certificate B. The applicant should check the limits of the highway before commencing work. Any surfacing placed on adopted highway must be to highway specification.

The proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2024/0471)

Note to Planning Officer

It is noted that the entire front garden area is to be surfaced, highway land is included within the red line. The surfacing works within the highway shall require a permit to dig prior to any works taking place. The developer is advised to contact Staffordshire County Council Traffic and Network Team at trafficandnetwork@staffordshire.gov.uk in advance of surfacing works commencing.

See Temporary excavations (permit to dig) - Staffordshire County Council for details follow the link below
Temporary excavations (permit to dig) - Staffordshire County Council

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