



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:

Ms M. Sasiain 218, Abbey Dairy, Abbey Green Road, Leek,
ST13 8SA

Officer: Tracey Lunn

Our Reference: SMD20250073

District Reference: SMD/2025/0073

Date Received: 26-Feb-2025

Date Responded: 18-Mar-2025

Particulars of Development:

Erection of single storey rear extension, installation of replacement dormer windows, and erection of replacement detached garage with ancillary accommodation above.

Location of Development:

218, Abbey Dairy, Abbey Green Road, Leek, ST13 8SA

Recommendation Summary: Conditional

Site Visit Conducted on: 18-Mar-2025

Personal Injury Records;

Current records show that there were not any Personal Injury Collisions on Abbey Green Road within 215 metres of the property from 30/12/2019 to 29/12/2022.

Background:

The property is located on Abbey Green Road (Road No. C0195) a C classification road with a speed limit of 60 mph. There is a footway and streetlight fronting the property.

The property currently has 3 bedrooms and off highway parking in the form of a driveway and garage.

Description of Proposal:

Erection of single storey rear extension, installation of replacement dormer windows, and erection of replacement detached garage with ancillary accommodation above.

Comments on Information Submitted:

The proposal is for the construction of a single storey extension to the rear elevation of the property. The extension will provide a larger kitchen/dining room and shower room. The current garage, workshop and storerooms are to be demolished and replaced with a new detached garage (internal dimensions 7m wide by 6m long). The proposed garage will have ancillary accommodation above. The footprint of the property inclusive of the ancillary accommodation will increase from 3 to 4 bedrooms.

It is noted that the new garage will be set back within the site providing a larger parking area (scaled from submitted plans) currently 8m long proposed extended to 9.9m long.

Parking for 4 vehicles (2 vehicles accommodated within garage and 2 vehicles accommodated on driveway) is shown on the submitted Drawing Number 00842-004B. This meets with the Staffordshire Moorlands Parking Standards which state; a dwelling with 4 or more bedrooms requires parking for 3 vehicles.

No amendment to the current vehicle access is proposed or required.

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 218 Abbey Dairy and shall not be sold or let independently.

The garage (ground floor) shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior permission of the Local Planning Authority.

REASONS:

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer; At the time of the site visit a horse box was on the parking area and a vehicle was parked on the highway across the access. The horse box occupies a parking space and obstructs access to the parking area and to the garage, it would be considered impractical to move the horse box whenever vehicular access is required. The horse box therefore should be moved to an alternative location so as to allow free access to the parking area, garages and not reduce the parking provision.

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