



**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:** HOU

**Applicant:**

GORSTY HILL COTTAGE, Gorsty Hill Cottage,  
 Gorsty Hill, STOKE-ON-TRENT, ST10 4EL

**Officer:** Tracey Lunn

**Our Reference:** SMD20250288

**District Reference:** SMD/2025/0288

**Date Received:** 02-Jul-2025

**Date Responded:** 22-Jul-2025

**Particulars of Development:**

Proposed replacement outbuilding to form double garage and ancillary accommodation

**Location of Development:**

GORSTY HILL COTTAGE, Gorsty Hill Cottage, Gorsty Hill, STOKE-ON-TRENT, ST10 4EL

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 06-Jul-2025

**Personal Injury Collisions:**

Current records show that there were not any Personal Injury Collisions on Tenford Lane within 215 metres of the property from 30/12/2019 and 29/12/2022.

**Background:**

The property is located on Tenford Lane (Road No. D1194). Tenford Lane is an unclassified, rural lane, with no streetlighting or footways; it is subject to a 60mph speed limit.

Within the site there is currently a residential dwelling (Gorsty Hill Cottage the host property) and a cattery business to the rear (approved under SMD/2018/0224).

The dwelling benefits from a garage and parking area which it would appear can accommodate parking for approximately 6 vehicles.

**Previous Applications:**

SMD/2018/0224 – Change of use from a steel portal framed building to a proposed Cattery - Accepted by the Highway Authority – Approved by Staffordshire Moorlands District Council.

DOC/2019/0022 - Discharge of all conditions 1-11 relating to SMD/2018/0224 – Approved by Staffordshire Moorlands District Council.

**Description of Proposal:**

Proposed replacement outbuilding to form double garage and ancillary accommodation.

**Comment:**

The proposal is for the current garage and storerooms to be replaced with a new outbuilding. The new outbuilding will provide ancillary accommodation to Gorsty Hill Cottage and will consist of a kitchen and sitting area on the ground floor with a bedroom and shower above. A double garage is also proposed however with the minimum internal dimension of 5.5m wide by 5.7m long it does not meet with the minimum internal dimensions stated within the Staffordshire Moorlands Parking Standards for either a

single or double garage (Parking Standard single garage dimensions are 3m wide by 6m long or double garage 6m wide by 6m long).

The submitted plan does not show parking for the proposed dwelling, host dwelling (Gorsty Hill Cottage) or for the cattery. However, having scaled the plan an area of hardstanding approximately 11m wide by 15.4m deep is available for parking; it was confirmed at the site visit that this area is used and is sufficient for parking approximately 6 vehicles.

Parking for 6 vehicles is considered adequate parking for the proposed dwelling, host dwelling and any customers/visitors to the cattery.

The proposal will not have a detrimental impact on the highway and therefore I have no objection subject to the following being conditioned:

The development hereby permitted shall remain ancillary to (Gorsty Hill Cottage, Tenford Lane, Tean) and shall not be sold, let or occupied independently.

#### 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