

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2025/0401

Officer: Tracey Lunn

Date Received: 30/09/2025

Date: 15/10/2025

Particulars of Development: Demolition of existing erection of replacement building for use as holiday accommodation

Location of Development: The Old Parlour, Castle Hill Road, Alton

CONDITIONAL

Site Visit - 01/10/2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Castle Hill Road within 43 metres either side of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Castle Hill Road (Road No. D1359) which is an unclassified road with a speed limit of 30 mph and benefits from streetlights. Castle Hill Road serves residential properties but also serves St. John's and St. Peter's Churches, Youth Retreat Centre, and a farm. There are no footpaths along the entire stretch of Castle Hill Road.

Proposal;

Demolition of existing erection of replacement building for use as holiday accommodation.

Comments on Information submitted:

The proposal is for the demolition of an existing building and the construction of a replacement building. The proposed building will be used as holiday accommodation and will consist of 2 ensuite bedrooms and kitchen/diner and lounge. The existing building currently houses a store, games room and maintenance store.

The proposed building will be accessed via an existing access off Castle Hill Road which also serves The Old Parlour. A yard area to the rear shown on submitted Drawing Number MTOP-SA-XX-XX-DR-A-0101 Block Plan shows parking and turning for both the proposed building and The Old Parlour. Parking for 2 vehicles is allocated for the proposed building.

Parking is sufficient and meets the Parking Standards. The proposal will not have a detrimental impact on the adopted highway and therefore I have no objection (application number SMD/2025/0401) subject to the following conditioned.

The car parking area shall be provided as shown on the approved Drawing Number MTOP-SA-XX-XX-DR-A-0101 Block Plan and shall thereafter be kept of its intended purpose.

REASONS

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

Commissioner for the Built County
On behalf of the County Council
As Highway Authority