

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/2025/0364

Officer: Tracey Lunn

Date Received: 23/09/2025

Date: 10/10/2025

Of Development: Conversion of barn to dwelling.

Location of Development: Barn off Meadowside View, Alton

CONDITIONAL

Site Visit - 01/10/2025

Personal Injury Records;

There are no personal injury collision data (PIC) on Meadowside View. Meadowside View is a private road, the County Council do not hold PIC data on unadopted/private roads.

Background;

The building is located on Meadowside View. Meadowside View is a private road with footways serving a residential development.

Proposal;

Conversion of barn to dwelling.

Comments on Information submitted:

The application is for the conversion of an agricultural building to create a dwelling. The dwelling will comprise of a kitchen, utility, sitting room and bedroom on the ground floor with 3 bedrooms and a bathroom above.

The site will be accessed via a pedestrian access off a parking area.

Parking:

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

None of the submitted drawings show parking however, the Planning Statement under 5.14 states that two off street parking spaces are proposed. It was noted at the site visit that an off-street parking area (surfaced in block paving and bounded by fencing) is already provided. The off-street parking measures approximately 5.3m wide by 5.1m long.

Parking for 2 vehicles does not meet with the Parking Standards. A plan showing parking for 3 vehicles (2.4m x 4.8m each space) is required, however if the spaces are to abut a hard

boundary (fence, wall, etc) then each space abutting the hard boundary should be 3m wide to allow for the opening and closing of vehicle doors.

I have no objection to the proposal (application number SMD/2025/0364) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

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;

The red outline plan does not connect with the adopted highway. The nearest adopted highway is Uttoxeter Road approximately 133m to the west of the property.

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