

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/2025/0394

Officer: T.Lunn

Date Received: 04/11/2025

Date: 06/11/2025

Particulars of Development: Proposed garage extension and conversion

Location of Development: 3, Wootton Lane, Farley

Conditional

Site Visit; 17/09/2025

Personal Injury Records;

Current records show that there were no personal injury collisions (PIC) on Wootton Lane within 43 metres of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Wootton Lane (Road No. C0104), a C classification road with a 30-mph speed limit. Wootton Lane is a single-track lane, with streetlighting but no footways. There is a daytime parking restriction prohibiting waiting between 8am and 8pm.

The property has 3 bedrooms and the benefit of off-street parking.

Live Planning Applications:

SMD/2025/0379 - Proposed change of use of part garden to facilitate erection of glamping unit - Conditioned by the Highway Authority.

Description of Proposal:

Proposed garage extension and conversion.

Comments on Information Submitted:

The proposal is for the conversion of and extension to the existing garage. The conversion/extension will create a living area with kitchen, 1 bedroom and shower room.

The proposed extension will measure approximately 4m wide x 2.9m long as shown in submitted drawing DRG/07 titled Ground Floor Plan as Proposed.

The footprint of the property will increase from 3 to 4 bedrooms, and the proposed extension will reduce the current parking area.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces for residents and visitors within the curtilage of the property.

The submitted plans do not show parking.

It was noted at the site visit that there appears to be sufficient space within the front garden to provide parking to meet with the Parking Standards. I therefore require a plan detailing a parking area sufficient in size (2.4m x 4.8m each space) to accommodate parking for 3 vehicles.

I have no objection to the proposal (application number SMD/2025/0394) subject to the following conditioned.

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) 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 requested plan conditioned above should provide details of the intended materials for the construction of the parking area.

The comments above refer to this application SMD/2025/0394 only.

Please note that the current live applications SMD/2025/0394 and SMD/2025/0379 have been assessed independently. The comments provided relate to each application individually and do not consider the cumulative impact of both applications together.

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