

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/2025/0508

Officer: T. Lunn

Date Received: 08/12/2025

Date: 22/12/2025

Particulars of Development: Proposed change of use and extensions from 2 holiday units into single detached dwelling

Location of Development: Blakeley House Caverswall Road, Dilhorne

Conditional

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Caverswall Road within 215 metres of the access to Blakeley House between 31/12/2020 and 30/12/2023.

Background;

The holiday units are located off Caverswall Road (Road No. C0068), a C classification road which is subject to a 60mph speed limit; with no footways or streetlighting.

The D and A states that the premises are currently operating as a 2no Holiday Units which were granted planning permission 1n 2005 ref . SMD/2004/1528.

Description of Proposal;

Proposed change of use and extensions from 2 holiday units into single detached dwelling.

Comment;

This application is for a change of use from 2 holiday units into a single detached dwelling. The proposed dwelling will have 3 bedrooms and parking.

The Site Plan identifies parking areas and the D and A states that, *There is more than adequate car parking available within the site with space for at least 4 cars for each dwelling together with sufficient turning area with the curtilage of the site.*

Vehicular access to the proposed dwelling will be via the existing access/driveway currently serving Blakeley House and the holiday units. No alterations to the access are proposed or required.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

The parking areas as detailed on the approved Site Plan shall be retained for the lifetime of the development.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

Note to Planning Officer;

The proposed development does not constitute sustainable development in that it is entirely reliant on the private car and does not enable future residents to reasonably choose sustainable modes of transport to access the site as required by national and local planning policies.

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