

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/2026/0069

Officer: T.Lunn

Date Received: 19/02/2026

Date: 09/03/2026

Particulars of Development: Conversion and extension to existing outbuilding to create annexe

Location of Development: Rushton Bank Askerbank Lane Rushton Spencer

Conditional

Site Visit; 02/03/2026

Personal Injury Records;

Current records show that there no personal injury collisions (PIC) on Askerbank Lane within 215 metres of the access Rushton Bank between 31/12/2020 and 30/12/2023.

Background;

Rushton Bank is located off Askerbank Lane (Road No. D1071), an unclassified road, it is subject to a 60-mph speed limit there are no streetlights or footways.

Rushton Bank a 4-bedroom property and benefits from off highway parking (driveway and 2 garages). Vehicle access to the property is off Askerbank Lane.

Description of Proposal:

Conversion and extension to existing outbuilding to create annexe.

Comments on Information Submitted:

The proposal is for the conversion of a garage into a 2-bedroom residential annex. A single storey extension to the garage will provide a kitchen/living/dining area.

The garage to be converted lies within the domestic curtilage of Rushton Bank as shown on the submitted plan titled Proposed Block Plan 25-3221 D02 REV 1. The existing vehicular access to Rushton Bank will also be shared with the proposed annex.

The overall footprint will increase from 4 to 6 bedrooms. The Parking Standards state:

Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

The submitted plans do not show parking for Rushton Bank or the proposed residential annex. However, it was noted at the site visit that there is sufficient parking within the curtilage of Rushton Bank to accommodate parking for 3 vehicles.

The proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following condition:-

The development hereby permitted shall remain ancillary to Rushton Bank and shall not be sold or let independently.

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