



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

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Application Type: HOU

Applicant:

Mr & Mrs Corbett THE COTTAGE, The Cottage, Hill Top,
 STOKE-ON-TRENT, ST6 8TY

Officer: Nawaz Malik

Our Reference: SMD20260116

District Reference: SMD/2026/0116

Date Received: 19-Mar-2026

Date Responded: 16-Apr-2026

Particulars of Development:

Erection of replacement outbuilding to form residential annex

Location of Development:

THE COTTAGE, The Cottage, Hill Top, STOKE-ON-TRENT, ST6 8TY

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Apr-2026

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Brown Edge within 43 metres either side of the property accesses for the previous three years.

Background

Brown Edge is an unclassified road with a speed limit of 30 mph. Brown Edge has no footways on either side of the carriageway. The road is unlit.

Description of Proposal

Erection of replacement outbuilding to form residential annex.

Comment on Information submitted

This is a replacement of the existing garage and store with hobby room on the first level. The proposal is for an annex for family use and will comprise of 2 no. bedrooms Proposed Ground & First Floor Plans (as shown on drawing no. P401-202 PP01). However, the Planning Statement states this will be 1 no. bedroom plus a home office on the first floor.

There will be a loss of car parking in terms of loss of the double garages. However, there is sufficient space within the site curtilage to accommodate parking.

Recommendations

I have no objection subject to the following being secured via conditions development:

- 1 At no time will the proposed annex be rented or sold without prior written permission of the local planning authority.

Assistant Director, Highways and the Built County

