

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/2026/0042

Officer: T.Lunn

Date Received: 24/04/2026

Date: 12/05/2026

Particulars of Development: Change of use of agricultural building to single dwelling with porch and garage additions

Location of Development: Land Adjacent To Big Southlow Farm, Leek Road, Wetley Rocks

Conditional

Site Visit Carried Out on 06/05/2026

Background;

The building is located on Leek Road which is an A classified road (Road No. A520) with a speed limit of 30 mph and 50mph, benefits from a footway and street lighting. Safety cameras are installed on the A520.

There is a bus stop approximately 60m south of the site with a regular bus service to Leek.

Previous Applications;

SMD/2022/0500 - Change of use from Agricultural storage building to single dwelling – Conditioned by the Highway Authority – Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Change of use of agricultural building to single dwelling with porch and garage additions.

Comments on Information submitted:

The proposal is for a change of use from an agricultural building, into a 1-bed dwelling as detailed in the submitted Drawing Number. 117-03 -04C Rev C and Application Form. This application has the addition of a porch to the north facing elevation of the property and a single garage.

Access;

The access is an existing access serving the agricultural building. The submitted plan titled Proposed Site Plan, Drawing No. 117-03-04C Rev C, shows that the surface of the access rear of the highway boundary is to be improved in order to bring it up to a standard appropriate for domestic/residential use.

It was noted at the site visit that the hedge running in northerly direction from the site access is overgrown restricting drivers' visibility and reducing the width of the footway. it would be beneficial to all road users to ensure the hedges are cut back and regularly maintained.

Parking;

Parking and turning for 2 vehicles is proposed as detailed in the submitted Proposed Site Plan Drawing Number. 117-03 -04C Rev C. The proposal meets with the Parking Standards which state Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

The proposed garage with minimum internal dimensions of 3.5m wide by 6m long also meets with the Parking Standards for a single garage which are 3m wide by 6m long.

It is considered 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 conditions being included on any approval:-

The development hereby permitted shall not be brought into use until the access and parking and turning area for the proposed dwelling has been provided in accordance with the approved plan titled Proposed Site Plan Drawing Number. 117-03 -04C Rev C, surfaced and sustainably drained and kept as intended for the lifetime of the development.

The development hereby permitted shall not be brought into use until the visibility splays shown on plan titled Proposed Site Plan Drawing Number. 117-03 -04C Rev C have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

REASONS

To comply with NPPF; to comply with SMDC Policy; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Works on or adjacent the adopted highway will require the relevant permit from our Traffic and Network Unit. A Permit to Dig may be required. Please email Staffordshire County Council Traffic and Network Unit for further details. trafficandnetwork@staffordshire.gov.uk

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/roads-parking-and-transport/highway-applications-and-licences/permit-dig>

Note to Planning Officer:

It was noted at the site visit that the hedge running in northerly direction from the site access is overgrown restricting drivers' visibility and reducing the width of the footway. it would be beneficial to all road users to ensure the hedges are cut back and regularly maintained.

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