



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: FULL

Applicant:

Mr John Miller THE DIMBLE, The Dimble, Lime Kiln Lane,
 STOKE-ON-TRENT, ST10 4AR

Officer: Tracey Lunn

Our Reference: SMD20260117V2

District Reference: SMD/2026/0117

Date Received: 28-Apr-2026

Date Responded: 29-Apr-2026

Particulars of Development:

Change of use of existing garage to form a 1 bedroom dwelling
 Revised information

Location of Development:

1A, 1a, Town Head, STOKE-ON-TRENT, ST10 4AW

Recommendation Summary: Conditional

Background;

The property is located to the rear of 1A Town Head. Town Head (Road No. D1359), an unclassified road that is subject to a speed limit of 30 mph, there are no footways, but streetlights are present.

To the rear of the 1A Town Head and also providing access to the garage is Headland Way (Road No. D1359). Headland Way leads to a row of bungalows and benefits from a footway and streetlighting; it terminates as public highway just beyond a tarmacked turning head where the surface changes into a hard stoned track. The track provides rear access to some properties on Town Head.

The site comprises a garage located to the rear of No. 1A Town Head. However, it has been confirmed by the agent that the garage has not been in the ownership of No. 1A Town Head since 2012.

Public right of way footpath Alton 31 runs along Headland Way and follows the private track to connect with footpath Alton 55 on The Hurstons Footway.

Description of Proposal;

change of use of existing garage to form a 1-bedroom dwelling.

Comment;

The proposal is to convert a detached garage into a 1-bedroom dwelling. The conversion of the garage will create an ensuite bedroom, utility, WC, and hallway. An extension is also proposed this will provide an open plan living area.

The submitted plan titled Proposed Site Plan shows parking for 2 vehicles, this is in accordance with Staffordshire Moorlands District Council Parking Standards which state a detached/semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The proposal would utilise the existing access serving the garage, and no alterations to the access arrangements are proposed.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0117) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan titled Proposed Site Plan. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority