

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/2026/0279

Officer: T. Lunn

Date Received: 05/06/2026

Date: 02/07/2026

Particulars of Development: Demolition of existing summerhouse and proposed conversion, extension and alteration of an existing barn to form 1no. self-build dwellinghouse and associated works

Location of Development: LAND OFF Shay Lane Ipstones

Conditional

Background;

The site is located on Shay Lane which is a D classification road (Road No. D1123), there are no footways or streetlights. Shay Lane is a narrow, rural lane and is a no through road.

Planning History;

SMD/2023/0130 - Erection of detached dwelling and associated works – Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

SMD/2023/0614 - Erection of detached dwelling - Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

Description of Proposal;

Demolition of existing summerhouse and proposed conversion, extension and alteration of an existing barn to form 1no. self-build dwellinghouse and associated works.

Comments on Information Submitted;

The application is for the demolition of an existing summer house and conversion, extension and alterations to an existing barn to form 1 dwelling house. The proposed dwelling will have 3 bedrooms.

Parking;

Drawing Ref 2613 -CTD -00 -SI -DR -A -002 -P02 shows a parking area in gravel this is sufficient in size to accommodate 2 vehicles and is in accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property up to 3 bedrooms requires 2 spaces (2.4m x 4.8m).

Access;

Vehicular access to the proposed dwelling will be taken from Shay Lane via an existing field gate serving the site. Visibility at the access is currently poor and therefore improvements are required and proposed. These works, consist of the removal of the existing drystone wall and hedgerow (southeast of the access only) and a new drystone wall constructed set back within the site, as detailed on Drawing Ref. 2613-CTD-00-SI-DR-A-002-P02.

A new gate is proposed and identified on Drawing Ref 2613 - CTD - 00 - SI - DR - A - 002 - P02. The position of the new gate scales at 4m rear of the highway, this should be 5m to prevent vehicles from obstructing the highway whilst the gates are opened or closed.

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/2026/0279) subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with Drawing Ref 2613 -CTD -00 -SI -DR -A -002 -P02. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

The development hereby permitted shall not be brought into use until the access improvements, including the removal of the existing drystone wall and hedgerow to the south-east of the access and the construction of the replacement drystone wall set back within the site, have been completed in accordance with Drawing No. 2613-CTD-00-SI-DR-A-002-P02.

Any gates across the vehicular access shall be sited a minimum distance of 5(m) rear of the highway and shall open inwards.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Should approval be granted the applicant will require a permit to dig, Informative below.

INFORMATIVE - Condition above shall require a permit to dig for the construction of the access as the works will be on or adjacent to the highway.

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>

Or for further information email trafficandnetwork@staffordshire.gov.uk

Note to Planning Officer;

It was noted during the site visit that the existing access surface to the field comprises grass and is not constructed to residential standards. A plan should therefore be submitted detailing the proposed access construction, including the materials to be used. Any entrance gates should be set back a minimum distance of 5 metres from the highway boundary.

Drawing Reference **2613-CTD-00-SI-DR-A-002-P02** indicates visibility improvements on the south-eastern side of the access, involving the removal and reconstruction of the existing drystone wall further within the site.

It appears that the drystone wall on the north-western side of the access is to remain unchanged. To ensure adequate visibility is maintained, the existing hedgerow should be regularly managed and controlled throughout the lifetime of the development.

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