



**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 Daniels The Beeches, Cheddleton, Staffordshire,  
ST13 7BH

**Officer:** Tracey Lunn

**Our Reference:** SMD20220590

**District Reference:** SMD/2022/0590

**Date Received:** 22-Nov-2022

**Date Responded:** 09-Dec-2022

**Particulars of Development:**

TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

**Location of Development:**

435, Cheadle Road, LEEK, ST13 7BH

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 07-Dec-2022

**Personal Injury Collisions;**

Current records show that there were not any Personal Injury Collisions on Cheadle Road within 160 metres either side of the proposed site access for the previous five years.

**Background;**

The property is located on Cheadle Road, an A classification road (Road No. A0520). Cheadle Road is a primary route connecting Stoke on Trent with Leek, it is subject to a 50-mph speed limit and benefits from footways and streetlights on both sides. There are speed cameras along this stretch of the A0520.

**Description of Proposal;**

Two storey side extension and single storey rear extension.

**Comments on Information Submitted;**

This application is for the construction of a single storey extension to the rear and a two-storey extension to the side elevation of the property. A porch to the side of the property is to be demolished to make way for the proposed extension.

The proposal will provide a lounge, dining/kitchen, utility, and WC to the ground floor. An en-suite to bedroom 1 and enlarged bedroom 3 and family bathroom are proposed for the first floor.

The proposal does not increase the number of bedrooms or adversely affect the current parking arrangements. Therefore, it is considered the proposal will not have a detrimental impact on the adopted highway. I have no objection to the proposal (application number SMD/2022/0590).

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