Form X

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

Applicant:
Mr Andrew Savage 18, Chestnut Way, Repton, Derbyshire, DE65 6FQ

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230172

District Reference: SMD/2023/0172

Date Received: 11-May-2023

Date Responded: 18-May-2023

Particulars of Development:
Alterations and extension to existing Storage Building

Location of Development:
Store Rear Of 56 Tape Street,Cheadle

Recommendation Summary: Acceptance

Personal Injury Collisions;
Current records show there were no Personal Injury Collisions on Tape Street within 50 metres of the property from 31st December 2015 to 31st December 2020.

Background;
The property is located to the rear of 56 Tape Street (Road No. A0522). Tape Street is the main route from the south through Cheadle Town Centre,it is an A classified road,is subject to a 30mph speed limit and benefits from streetlights. It is noted there is a no parking at any time restriction on this section of Tape Street. Victoria Street to the rear of the property is private.

Pedestrian access will be via a private alleyway (between the public house and No.56 Tape Street) accessed off Tape Street or Victoria Street,however the alleyway is gated onto Victoria Street.

Previous Application;
DET/2023/0004- Application for prior approval for proposed change of use,refurbishment,and extension of building for a 2-bedroom house – Acceptable to the Highway Authority.

Description of Proposal;
Alterations and extension to existing Storage Building.

Comment;
The vacant property,to the rear of 56 Tape Street,is to be converted into a 2-bedroom residential dwelling. A 2-storey extension to the existing property is proposed to provide dining/kitchen and WC on the ground floor with a 2nd bedroom above. It is noted that no car parking spaces are to be provided for the property and there is no sufficient land within the site to provide any. Staffordshire Moorlands Parking Standards require for properties up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of the dwelling. However,the property is in a prime location and within proximity of Cheadle Town Centre where residents can access public amenities,shops,cafes,and restaurants. Access to public transport and carparks are also within walking distance.

Therefore,given the site's central (sustainable) location,its accessibility to nearby services and facilities,which include good public transport links,I do not believe the lack of car parking provision is a

material consideration for this application and therefore have no objection (application number SMD/2023/0172).

Note to Planning Officer:
The submitted plan does not show the boundary outline in red connecting to the adopted highway.

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