



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:

Jon Kerr 7 RAILWAY COTTAGES, 7 Railway Cottages,
Leek Brook Junction, LEEK, ST13 7AU

Officer: Tracey Lunn

Our Reference: SMD20240105

District Reference: SMD/2024/0105

Date Received: 19-Mar-2024

Date Responded: 08-Apr-2024

Particulars of Development:

Two Storey Front and Single Storey Rear Extension

Location of Development:

7 RAILWAY COTTAGES, 7 Railway Cottages, Leek Brook Junction, LEEK, ST13 7AU

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Apr-2024

Personal Injury Collisions;

There are no Personal Injury Collisions recorded on the access road to the Railway Cottages as this is a private road and is not adopted by Staffordshire County Council. Staffordshire County Council do not hold accident records on private roads. The nearest adopted road is Cheddleton Road which is approximately 340m east of the property.

Background;

The property is located on a private access road off Cheddleton Road.

Description of Proposal;

Two Storey Front and Single Storey Rear Extension.

Comments on Submitted Information;

The proposal is for the construction of a 2-storey front and single storey extension to the rear of the property. The proposal will provide kitchen, a ground floor bathroom and stairway to the 1st floor landing with a balcony.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection (SMD/2024/0105).

Note to Planning Officer;

The red outline plan does not connect with the adopted highway the applicant should ensure they have appropriate rights and permissions to use the track.

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

