



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:

Ms Jenny Coverley 8 Tuscan Close, Cheadle, Staffordshire,
 ST10 1HS

Officer: Jim Long

Our Reference: SMD20240122

District Reference: SMD/2024/0122

Date Received: 19-Mar-2024

Date Responded: 22-May-2025

Particulars of Development:

Proposed two storey side and rear extension

Location of Development:

8 Tuscan Close, Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Apr-2024

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Tuscan Close within 45 metres either side of the property accesses for the previous five years.

Background.

Tuscan Close is a small residential street within Cheadle. The road is a cul-de-sac that is lit and approximately 5.5m wide with footways on both sides. The road is subject to a 30mph speed limit.

Description of Proposal

Proposed two storey side and rear extension

Comment on Information submitted

The existing development with 3 bedrooms requires 2 parking spaces with 3 spaces provided. The proposed side extension will create an additional bedroom now requiring 3 parking spaces; however, the proposed development removes 2 of the existing spaces. The applicant originally proposed to create 2 additional spaces within the front garden area, however, this involved the relocation of a lamp column. The applicant has since submitted amended drawings (drawing no s0605-004-P2) showing parking within the front garden but without the lamp column having to be removed. This parking is considered acceptable to meet the parking standards for this type of development.

Recommendations

I have no objection subject to the following being secured via conditions and / or an appropriate legal agreement.

conditions

- 1) The development hereby permitted shall not be brought into use until the access, and parking, have been provided in accordance with the approved plans.

Informative

The above requires a dropped kerb extension permit from our Network Management Section. Please note that you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing to widen the access. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Tipping Street

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