



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:

Mrs Brooke Burley 77, Montrose, Mill Road, Cheadle, ST10 1NG

Officer: Tracey Lunn

Our Reference: SMD20250097

District Reference: SMD/2025/0097

Date Received: 26-Feb-2025

Date Responded: 17-Mar-2025

Particulars of Development:

Two Storey Side Extension and Single Storey Rear Extension

Location of Development:

77, Montrose, Mill Road, Cheadle, ST10 1NG

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Mar-2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Mill Road within 50 metres either side of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Mill Road (Road No. C0009) a C classified road with a speed limit of 30 mph. There are footways and streetlighting along Mill Road.

The property has 3 bedrooms and off highway parking (driveway). The current garage does not meet with Staffordshire Moorlands Parking Standards for a single garage (3m wide by 6m long) having minimum internal dimensions of 2.4m wide by 4.5m long.

Proposal;

Two Storey Side Extension and Single Storey Rear Extension.

Comments on Information submitted:

The proposal is for the construction of a single storey extension to the front elevation and a 2-storey extension to the side and rear elevations of the property. The proposed 2-storey extension will replace the current garage and create a leisure/dining room, larger kitchen and shower room with a bedroom and enlarged bathroom above. The proposed single storey extension will provide a porch and enlarge the leisure/dining room. Internal modifications will convert the current 3rd bedroom into a dressing room.

The footprint of the property will remain at 3 bedrooms.

The driveway can accommodate sufficient parking for a property of this size and no modification to its size is proposed or required. The submitted plan titled Block/Site plan also demonstrates that there is parking for 3 vehicles.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2025/0097).

Note to Planning Officer;

It was noted at the site visit that the current parking area is constructed in gravel/stone. The applicant should consider a bound and porous material or a sustainably drained material or if the gravel/stone were to remain a border of setts a metre wide across the vehicle access should be provided to prevent the gravel/stone from being dragged onto the footway/highway.

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