



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: OUTLINE

Applicant:

Blake Property Investments Ltd Flat 1, 37b Rutland Drive,
 Harrogate, HG1 2NS

Officer:

Our Reference: SMD20250077

District Reference: SMD/2025/0077

Date Received: 14-Apr-2025

Date Responded: 02-May-2025

Particulars of Development:

Outline permission with some matters reserved, appearance and landscaping for the demolition and removal of existing 8 garages and erection of a pair of semi detached houses.

Location of Development:

Land adjacent to , 10 , Thorpe Rise , Cheadle , Staffordshire, ST10 2EA

Recommendation Summary: Refusal

Site Visit Conducted on: 30-Apr-2025

1. Proposed development fails to provide adequate parking within the curtilage of the site.
2. Insufficient information.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- adequate parking in accordance with Local Plan standards;
- parking bays of dimensions complying with Local Plan standards;
- drawing showing relationship between the access and the highway and proposals for the existing dropped access.
- drawing showing relationship between the proposed site and neighbouring dwellings (for context)
- commentary on where the displaced parking from the garages is

are included in the application.

NOTES TO PLANNING OFFICER

Application is for a pair of semi detached dwellings.

2 parking spaces are shown. This is inadequate and does not comply with Local Plan parking standards. Spaces are not dimensioned but scale at 2.1m wide each, significantly less than the standard minimum parking bay of 2.4m wide.

4 parking spaces are required. Parking arrangements will need to be fundamentally reconsidered.

The plot layout shows the plot in isolation. How does the plot relate to the adjacent dwellings and the highway. Is the existing access crossing to be used?

Proposal involves removal of existing garages. What happened to the vehicles that used to park in these garages? Were they allocated to dwellings? Where do they park now?

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