

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2025/0395

Officer:

Date Received: 15/09/2025

Date: 26/09/2025

Particulars of Development: Two storey side extension, rear single storey extension and rear raised patio

Location of Development: 49 Town End Cheadle

Acceptance

Site Visit - 17/09/2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Town End within 43 metres either side of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Town End (Road No. A521) an A classified road with a speed limit of 30 mph. Town End is a main route into Cheadle; there is a short section of footway directly fronting the property on the south side and a continuous footway opposite on the north side of Town End. There is a system of streetlights.

The 3 bedroomed property benefits from a driveway/hardstanding that can accommodate parking and turning for approximately 3 vehicles.

Proposal;

Two storey side extension, rear single storey extension and rear raised patio.

Comments on Information submitted:

The proposal is for the construction of a 2-storey side extension and a single storey extension to the rear elevation of the property. The extensions will provide a utility, kitchen, and dining area and 2 bedrooms, 1 with ensuite and a bathroom.

A patio area to the rear of the property is also proposed.

The current 3-bedroom property will see an increase in the floor plan to 4 bedrooms.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Parking is not shown on the submitted plans however it was noted at the site visit there is sufficient space on the driveway/hardstanding to accommodate parking and turning for approximately 3 vehicles; this meets with the Parking Standards.

The proposal is considered not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2025/0395)

Commissioner for the Built County
On behalf of the County Council
As Highway Authority