

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

To: Development Control Manager,

Applicant:

Address:

Application Type: COU

Application Number: SMD/2025/0033

Officer:

Date Received: 10/09/2025

Date: 26/09/2025

Particulars of Development: Application to determine if prior approval is required for a proposed change of use of the property from business to a two-bed dwelling by refurbishing the existing property with no structural alterations.

Location of Development: 26 Chapel Street Cheadle

Acceptance

Site Visit Carried Out on 17/09/2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Chapel Street within 43 metres of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Chapel Street within Cheadle Town Centre. Chapel Street is an A classified road (Road No. A0521) and is subject to a 30-mph speed limit and has footways and streetlights. A no waiting at any time parking restriction is on both sides of Chapel Street.

The property is part of a row of terraced properties, which are residential. The properties have direct frontage onto Chapel Street and have no off-street parking.

Description of Proposal;

Application to determine if prior approval is required for a proposed change of use of the property from business to a 2-bed dwelling by refurbishing the existing property with no structural alterations.

Comments on Information Submitted;

The proposal is for a change of use from a commercial property into a 2-bedroom dwelling. The dwelling will have a reception, dining, kitchen, and bathroom on the ground floor with 2 bedrooms above.

Having visited the application site, it would appear the property was previously a residential dwelling. This is supported by the planning history for a change of use to retail which was granted in 1996 (application reference SMD/1996/0143). This proposal would revert the building to its previous original domestic use.

It is noted there is no off-highway parking car provision provided for the dwelling and there is no sufficient land within the site to provide any. Staffordshire Moorlands Parking Standards require for properties up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of the dwelling. However, the property is in a prime location within Cheadle Town Centre where residents can directly access public amenities, shops, cafes, restaurants, and public transport. Should residents or visitors require off highway parking car parks are within walking distance.

Given the properties (sustainable) location, accessibility to nearby shops, other services, and transport links, I do not believe the lack of car parking provision is a material consideration for this application and therefore have no objection (DET/2025/0033).

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