

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/2025/0353

**Officer:** T.Lunn

**Date Received:** 05/08/2025

**Date:** 22/08/2025

**Particulars of Development:** To build a garage in front of the house on the drive

**Location of Development:** 16, Friars Close, Cheadle

Conditional

Site Visit; 22/08/2025

Personal Injury Records;

Current records show that there were no personal injury collisions (PIC) on Friars Close within 50 metres of the access to the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Friars Close (Road No. D1150) a D classification road with a speed limit of 30-mph. Friars Close is a no through road serving residential properties, it benefits from streetlighting and footways.

The 3-bedroom property currently benefits from a garage and a driveway. Although the current garage is not identified or dimensions given on submitted plans, it was noted at the site visit there is a roller shutter garage door on the front elevation of the property.

Description of Proposal:

To build a garage in front of the house on the drive.

Comments on Information Submitted:

The proposal is for the construction of a detached garage. The proposed garage's external dimensions are 5.5m wide x 5.5m long this does not comply with the minimum internal dimensions as stated within the Staffordshire Moorlands Parking Standards for a single garage which should be 3m wide by 6m long or a double garage of 6m wide by 6m long.

Submitted plan titled Proposed Plan shows the garage is to be constructed on a section of the drive fronting the property to the west.

A 3-bedroom property to meet with the Staffordshire Moorlands Parking Standards requires 2 parking spaces (2.4m x 4.8m). Having scaled from the submitted plans it is considered there is sufficient room on the remaining driveway to accommodate parking and therefore comply with the Parking Standards.

Access to the proposed garage will be via the existing vehicular access/driveway to Friars Close, no amendments are proposed or required.

The proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0353) subject to the following condition:

The garage shall not be converted into additional living space.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

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