

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/2025/0441

Officer: T.Lunn

Date Received: 16/10/2025

Date: 05/11/2025

Particulars of Development: New two storey garage block

Location of Development: The Heatherlands Commonside, Boundary

Conditional

Site Visit Carried Out on 21/10/2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions (PIC) for the entire length of Commonside between 31/12/2020 and 30/12/2023.

Commonside Lane adjacent to the property is a private road; therefore, Staffordshire County Council does not hold PIC data for this section.

Background;

Commonside is a D classified, single-track road for approximately 270 metres, at which point it terminates and continues as a private road known as Commonside Lane. The property is located on Commonside Lane.

There are no footways along either Commonside or Commonside Lane, although street lighting is present along Commonside.

Public right of way footpath Cheadle 45 runs along Commonside Lane.

Description of Proposal;

New two storey garage block.

Comments on Submitted Information;

The proposal is to construct a 2-storey garage block on the site which currently houses 3 buildings. The buildings to the south of the property will be demolished and replaced with the garage which will measure 6.7m wide by 9.2m long (maximum external dimensions). The ground floor will be a garage with a storage room above.

The proposal seeks to formalise parking with the provision of the garage.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore there are no objection subject to the following conditions: -

The garage hereby approved shall be used for the garaging of private vehicles and/or for ancillary domestic storage purposes only and shall not be sold, let, occupied independently, or used for commercial operations without the prior approval of the Local Planning Authority.

REASONS:

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer;

Access to the proposed garage is via a private road. The applicant should ensure they have appropriate rights and permissions for access.

Public Right of Way Footpath Cheadle 45 runs along Commonside Lane, it is noted that Staffordshire County Council Rights of Way Team have not been consulted.

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