

To: Development Control Manager,

Applicant:

Address:

Application Type: FULL

Application Number: SMD/2025/0421

Officer: Tracey Lunn

Date Received: 05/11/2025

Date: 21/11/2025

Particulars of Development: Change of Use & Conversion of Existing Garage Buildings to from 2 no. of self-build dwellings.

Location of Development: Garage Site at, Froghall Road, Cheadle

Site Visit Carried Out on 20/11/2025

Personal Injury Collisions;

Current records show that there was 1 Personal Injury Collision on Froghall Road within 43 metres of the site access between 31/12/2020 and 30/12/2023.

Background;

The site is located on Froghall Road an A classified road (Road No. A521), it is subject to a 30mph speed limit, has footways, streetlighting and is a main route into Cheadle Town Centre.

Description of Proposal;

Change of Use & Conversion of Existing Garage Buildings to from 2 no. of self-build dwellings.

Comments on submitted information;

The application is for the change of use and conversion of 2 existing garage buildings (row of 6 garages and a row of 7 garages) to form 2 residential dwellings. The proposed dwellings will each have 1 bedroom. A parking area is shown on the submitted plan, Drawing Ref 25-14-b3-XX-XX-DR-A-0102. The parking area showing 4 parking spaces is considered sufficient in size to accommodate the parking requirements stated within the Staffordshire Moorlands Parking Standards which are: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The access to the proposed dwellings will be via the existing vehicular access which serves the garage buildings. However, it was noted at the site visit that a fence and gates have been erected rear of the footway (Google Maps from Sept 2023 shows no fence or gates). It appears that the gates open inward and away from the highway; this would obstruct the proposed parking area. The opening of the gates over the footway would not be permitted and would obstruct and cause a danger to pedestrians. The gates when closed would hinder drivers wishing to access or vacate the parking area, which could cause vehicles to obstruct the footway and or the carriageway on Froghall Road whilst the gates were being opened or closed resulting in pedestrians to having to walk into the road.

Therefore, the most practical option would be to remove the gates.

The fence obscures visibility for drivers and pedestrians, a plan showing pedestrian visibility splays should be provided, with no obstructions above 600mm within these visibility splays.

I hereby have no objection to the following application with the following conditions being applied.

1. Before the proposed development is brought into use pedestrian visibility splays of 1.5m x 1.5m shall be provided and approved in writing by the Local Planning Authority covering both sides of the site. The pedestrian visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.
2. The development hereby permitted shall not be brought into use until the parking area have been provided in accordance with Drawing Ref 25-14-b3-XX-XX-DR-A-0102 and shall thereafter be retained for the life of the development.
3. The gates are removed.

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

The submitted plans do not show the boundary fence or gates. It is noted that the gates open inwards away from the highway. However, the gates when in the open position would obstruct the parking area. The opening of the gates over the footway would not be permitted and would obstruct and cause a danger to pedestrians. The most practical option would be to remove the gates hence condition 3.

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