

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/2025/0520

Officer: T.Lunn

Date Received: 17/12/2025

Date: 20/01/2026

Particulars of Development: Single Storey Front and Side Extension with a two-storey side and rear extension

Location of Development: 28 Sherwood Meadow Drive Cheadle

Conditional

Site Visit; 16/01/2026

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Meadow Drive for its entire length between 31/12/2020 and 30/12/2023.

Background;

The property is located on Meadow Drive, (Road No. D1150). Meadow Drive is an unclassified, no through road serving residential properties; it is subject to a speed limit of 30 mph and has streetlights and footways.

The 3-bedroom property currently benefits from off highway parking (driveway and garage).

Description of Proposal;

Single Storey Front and Side Extension with a two-storey side and rear extension.

Comment;

The proposal is to construct extensions to the front, side, and rear elevations of the property. The proposal will provide an open plan area, utility/pantry and 2 bedrooms. A reduction in the size of the garage will create a side passage/entrance to the property.

The proposed reduction in the size of the garage will result in the loss of one parking space as the garage will not be sufficient in size to accommodate a vehicle. The creation of 2 additional bedrooms will increase the property footprint from 3 to 5 bedrooms.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plans do not show parking, a plan detailing sufficient parking to meet with the Parking Standards is required.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0520) subject to the following condition:

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Note to Planning Officer;

The current driveway cannot accommodate parking for 3 vehicles, however, there is sufficient space within the front garden to enlarge the driveway.

Assistant Director - Highways and the Built County
on behalf of the County Council
As Highway Authority