

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/2026/0014

Officer: T. Lunn

Date Received: 15/01/2026

Date: 03/02/2026

Particulars of Development: The proposal comprises the construction of two-storey side extensions to the existing dwelling, together with a single-storey porch to the principal elevation. The works will include associated internal alterations to improve the layout and functionality of the property. Additionally, the existing garage will be rebuilt and extended, with new pitched roof construction to accommodate solar panels.

Location of Development: 80 Alexandra cottage mill road, Cheadle

Conditional

Site Visit; 02/02/2026

Personal Injury Records; Current records show there were no Personal Injury Collisions on Mill Road within 43 metres either side of the property between 31/12/2020 and 30/12/2023.

Background; The property is located on Mill Road (Road No. C0009) a C classified road with a speed limit of 30 mph. There are footways and streetlighting along Mill Road.

The property currently has 3 bedrooms and off highway parking (garage and driveway).

Description of Proposal;

The proposal comprises the construction of two-storey side extensions to the existing dwelling, together with a single-storey porch to the principal elevation. The works will include associated internal alterations to improve the layout and functionality of the property. Additionally, the existing garage will be rebuilt and extended, with new pitched roof construction to accommodate solar panels.

Comments on Information Submitted;

The proposal is for the construction of 2 x 2-storey side extensions, single storey porch, internal alterations, and a new garage. The extensions will provide a garden room with a bedroom above and an enlarged kitchen with a bathroom above. The current 3rd bedroom will become an office. However, given its previous use as a bedroom, albeit reduced in size, it would be simple to revert the office back to a bedroom. The property footprint will increase from 3 to 4 bedrooms.

The proposed garage at 3.4m wide by 6.4m long (internal dimensions) is sufficient to house a modern vehicle and meets with the internal dimensions stated within the Staffordshire Moorlands Parking Standards for a single garage which are 3m wide by 6m long.

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

It was noted at the site visit that the current front garden is laid to lawn, submitted plan 0102 – Site Plan as Proposed shows that it is proposed to create a gravel area to replace the lawn. It does not identify on the plan if this area is for parking, it is assumed that it will be utilised and can provide sufficient parking for a property of this size.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan 0102 – Site Plan as Proposed. The parking area shall thereafter be retained unobstructed as a parking area for the life 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.

If the applicant intends to replace the current tarmacked driveway with gravel a border of blocks of at least 600mm deep should be provided between the rear of the footway and the gravel, this will prevent the gravel from being dragged onto the footway/highway and posing a danger to all road users.

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