Form X (i)

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/2026/0092

Officer: T.Lunn

Date Received: 11/03/2026

Date:23/03/2026

Particulars of Development: Single storey front extension. (Including, rear single storey extension under permitted development rights

Location of Development: Hillcrest 40 Boucher Road, Cheddleton

Conditional

Site visit: 20/03/2026

Background:
The property is located on Boucher Road, a D classified road (Road No. D1255). Boucher Road is subject to a 30mph speed limit, has footways and streetlights and serves residential properties.

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

Description of Proposal:
Single storey front extension. (Including, rear single storey extension under permitted development rights).

Comments on submitted information;
The proposal is to construct a single storey extension to the front elevation of the property. A single storey extension to the rear of the property is also to be constructed under permitted development rights.

The extension to the rear of the property will provide a kitchen/diner and the extension to the front elevation will create a larger lounge and extend the current garage which is to be converted into a study/bedroom.

The existing garage will be lost, and the number of bedrooms will increase from 3 to 4.

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/2026/0092) 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.

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