

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/2026/0147

Officer: Tracey Lunn

Date Received: 10/04/2026

Date: 22/04/2026

Description Of Development: Double storey side extension

Location of Development: 1 , Beech Close , Cheadle

Site Visit Carried Out on 21/04/2026.

Background;

The property is located on Beech Close at its junction with Thorley Drive. Both roads are D classification roads (Road No. D1291), have a speed limit of 30 mph and benefit from street lighting and footways.

The 3-bedroom property currently benefits from off highway parking (driveway) the garage at 2.7m wide x 5m long (minimum internal dimensions) does not meet with the Staffordshire Moorlands Parking Standards which state the minimum internal dimensions for a single garage are 3m wide x 6m long.

Description of Proposal;

Double storey side extension.

Comment;

The proposal is to demolish the garage and to construct a 2-storey extension to the side elevation of the property. The ground floor will have a hall, WC and living room and above a bedroom with ensuite will be created.

The addition of the ensuite bedroom will increase the floor plan from 3 to 4 bedrooms.

Staffordshire Moorlands Parking Standards state 3 spaces (2.4m x 4.8m each space) are required for a property of 4 or more bedrooms.

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/2026/0147) 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 Core Strategy Policy DC1 and T1; in the interests of highway safety

Note to Planning Officer:

A plan showing 3 parking spaces 2.4m wide by 4.8m long (each space) and stating the intended material and design is required.

Should the applicant propose to construct the driveway/parking area using gravel, a block edging or similar hard boundary with a minimum depth of 600 mm must be installed between the rear of the footway and the gravel surface. This is required to prevent loose gravel being displaced onto the adopted footway/highway, where it would cause a hazard to pedestrians and other road users. Details of the proposed edging/boundary should be clearly shown on the submitted plan.

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

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