



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Application Type: FULL

Applicant:

Mitch Shirley C/O Hewitt & Carr Architects, 17-19 Leek Road, Cheadle, Staffordshire, United Kingdom, ST10 1JE

Officer: Tracey Lunn

Our Reference: SMD20260252

District Reference: SMD/2026/0252

Date Received: 29-May-2026

Date Responded: 17-Jun-2026

Particulars of Development:

Single and two storey extension and detached garage

Location of Development:

65 Lea Bank Dilhorne Road, Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 17-Jun-2026

Background;

The property is located on Dilhorne Road. The section of Dilhorne Road extending from No. 37 to the property is privately owned and is not maintained at public expense as part of the adopted highway network.

While street lighting is present along this private section of Dilhorne Road, there are no dedicated pedestrian footways.

Vehicle access to the property is via a private road known as Lea Bank.

The 2-bedroom property currently benefits from off highway parking (driveway).

Description of Proposal;

Single and two storey extension and detached garage.

Comment;

The proposal is for the construction of a single and 2 storey extension and a detached garage. The 2-storey extension will provide a kitchen and dining room with an ensuite 3rd bedroom above. The single storey extension will create a utility room, boot room, WC, and 4th bedroom.

A detached garage with the internal measurements of 6.2m wide by 5.7m long.

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. Single garages should have the minimum internal measurements of 3m wide by 6m long and for a double garage the minimum internal measurements should be 6m wide by 6m long.

The proposed garage being 5.7m long does not meet the minimum internal measurements (length) for a single or double garage.

The property footprint will increase from 2 to 4 bedrooms, parking for 3 vehicles is required. The submitted plans do not specifically show 3 x parking spaces (2.4m x 4.8m each space).

Drawing 01541 PL(0)04 indicates an area of gravel; however, individual parking bays (3 spaces measuring 2.4m x 4.8m each) are not shown. Notwithstanding this, it is considered that the overall area provided is sufficient to accommodate the required number of parking spaces and therefore complies with the Parking Standards.

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/2026/0252) 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 01541 PL(0)04. 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.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority