



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: HOU

Applicant:

Mr and Mrs Skinner WAYSIDE, Wayside, CONGLETON,
CW12 3NE

Officer: Tracey Lunn

Our Reference: SMD20260270

District Reference: SMD/2026/0270

Date Received: 05-Jun-2026

Date Responded: 22-Jun-2026

Particulars of Development:

Internal alterations and front extension

Location of Development:

WAYSIDE, Wayside, CONGLETON, CW12 3NE

Recommendation Summary: Acceptance

Site Visit Conducted on: 22-Jun-2026

Background;

The property is situated on Congleton Road (A527), an A classified road subject to a 40 mph speed limit, and benefits from the provision of street lighting and a pedestrian footway.

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

Description of Proposal;

Internal alterations and front extension.

Comment;

The proposal is for a single storey extension to the front elevation of the property which currently houses the garage and family room.

The proposed extension, together with internal alterations to the family room, will provide access to the newly created rooms; bedroom No. 3, study, bathroom, bedroom No. 2, and master ensuite bedroom. The conversion of the existing garage will facilitate the creation of the master bedroom and bedroom No. 2. Existing bedrooms 1 and 2 on the first floor will become bedrooms No.4 and 5.

The proposal would result in the loss of the existing garage, and consequently 1 off-street parking space and the floor plan will increase from 2 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 provision however it was noted at the site visit there is sufficient space within the site to provide parking for 3 vehicles and turning for the property.

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/2026/0270).

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