

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/2026/0436

Officer: Tracey Lunn

Date Received: 23/09/2026

Date: 12/10/2026

Particulars of Development: Rear extension

Location of Development: Rakeway Bank Cottage RAKEWAY ROAD CHEADLE

Conditional

Site Visit - 10/10/2026

Background;

The property is located on Hollington Road, a C classified road (Road No. C0009), which is subject to a 60-mph speed limit. There are no footways or street lighting along the section of Hollington Road fronting the property.

The 3 bedroomed property benefits from a driveway.

Proposal;

Rear extension.

Comments on Information submitted:

The proposal is for a 2-storey extension to the rear of the property. The extension will create an enlarged kitchen/dining space with a master bedroom with ensuite above.

The floor plan will increase from 3 to 4 bedrooms.

None of the submitted plans demonstrate the provision of vehicle parking within the site. In accordance with the Staffordshire Moorlands Parking Standards, a property of 4 or more bedrooms requires 3 parking spaces. A site layout plan should be submitted clearly showing parking and turning provision for 3 vehicles (2.4m x 4.8m each space).

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/2026/0436) 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.

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