

DELEGATED DECISION REPORT

SMD/2016/0633
Valid 25/10/2016

61 CHARLES STREET
CHEADLE

CHANGE OF USE FROM D1
(CARE FACILITY) TO C3
(DWELLINGHOUSE)

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Impact of the proposed development on the character and appearance of the area
- Amenity
- Highway safety

DESCRIPTION OF SITE

The application site is a large detached two storey building constructed from blockwork rendered walls under a plain clay tile roof. It sits within a large plot on the north eastern side of Charles Street, Cheadle. A detached brick outbuilding lies within the grounds adjacent to the south western boundary. Residential properties lie to the north, south and west. For the purposes of the development plan the application site lies within the town's development boundary where there is a presumption in favour of development.

PROPOSAL

This is a full application which seeks consent for change of use from a day centre (D1) to residential use (C3).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5c Cheadle Area Strategy
DC1 Design Considerations
C1 Creating Sustainable Communities
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 70

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1983/0552 Change of use to social services day centre. Approved with conditions.

CONSULTATIONS

Publicity

Site Notice posted and neighbours notified. One letter of support received which welcomes the re-use of the building.

Town / Parish Comments

No objections.

OFFICER COMMENTS

Principle of Development

The application site is located on the edge of Cheadle town centre as identified by the Policies Maps in the adopted Core Strategy where there is a presumption in favour of development under adopted policy DC1 subject to other issues regarding design and amenity. It is considered that this building's original use was a dwelling and having regard to its location in a predominately residential area it is considered that returning the property's use back to residential use would be suitable with regards to it being of a nature consistent with the function of the locality.

Design & Character

Policy DC1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complimenting the special character of the area in line with the Council's Design SPD. An external extractor fan and staircase have been installed on the building to facilitate its former use. The applicant has confirmed that these will, in time be removed. It is considered that reverting the use of the building from a day care centre to residential would result in a positive enhancement to the character and appearance of the building and the wider surrounding area through the removal of these inappropriate additions.

Loss of Day Care Centre

Policy C1 of the adopted Core Strategy Document seeks to resist proposals involving the loss of community facilities unless an alternative facility of the same type is available or can be provided in an accessible location in the same locality. Whilst no supporting information was submitted with the application a detailed appraisal has been carried out during the processing of the application. This states that the property has been vacant since the end of 2013 and marketed with a commercial use class since February 2014. The property has been advertised on both local and national marketing platforms as well as at a number of property auctions. During the advertising of the property only one enquiry was received with regards to retaining the building as a D1 use – all other enquiries related to converting the property back to residential use. The building was originally sold in

June 2015 with a view to converting it into a number of self contained flats however this scheme was not pursued and the building was subsequently put back onto the market and purchased by the applicant.

At the time of closure the building was reportedly unsustainable, had a low number of attendees and was suffering from lack of funding. The majority of the previous residents were rehoused by the existing Homelink facility which lies in close proximity to the site. This facility is still running and the loss of the this building would not therefore result in the loss of day centre provision within the area. The applicant has also identified 5 other similar facilities which exist within a short radius of the application site.

Amenity

Policy DC1 states that all proposals should protect the amenity of the area including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed development is not considered to have any adverse impact on amenity.

Highway Safety

Policy DC1 requires all new development to provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use. There is adequate parking and turning provision within the site for domestic use especially given its sustainable edge of town centre location. The Highways Authority have verbally raised no objections to the proposal.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposal represents a sustainable form of development which is acceptable in terms of principle and its impact on the character and appearance of the building and the wider surrounding area. The proposed development would not result in the loss of any community facilities to the detriment of the locality, raise any adverse amenity issues or be detrimental to highway safety.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Teresa Critchlow

Recommendation Date: 20th December 2016

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council

