DELEGATED DECISION REPORT

SMD/2020/0569 **Valid 13/10/2020**	**66-68 HIGH STREET, CHEADLE, STAFFORDSHIRE, ST10 1AJ**	**REPLACEMENT WINDOWS TO FRONT ELEVATION UPPER STOREYS** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the character and appearance of the existing property and the surrounding Conservation Area.

DESCRIPTION OF SITE

The application site comprises a three-storey property located on the northern side High Street, within Cheadle town centre. The property comprises a commercial unit to the ground floor with a large glazed shop window, with a window to each of the two floors above.

The application site is in the Development Boundary of Cheadle and Cheadle Conservation Area.

PROPOSAL

Full planning permission is sought for the replacement of the windows within the upper storeys of the front elevation of the property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None of relevance to this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 18/12/2020
Neighbour consultation period ends: 03/11/2020
Press Advert: 18/11/2020

Public Comments: None

Town / Parish Comments: Cheadle Town Council has no objection to this application.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

Conservation Officer: No objection subject to a condition requiring the windows to be white painted timber.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The property is located within the Development Boundary of Cheadle; a 'town' as identified by Local Plan policies SS2 and SS7. Alterations to commercial properties

in towns is considered acceptable in principle as it accords with both local and national planning policy.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that *'alterations need to be undertaken with care. Insensitive changes can easily spoil a building…The aim is to revitalise the building without altering its fundamental character'*.

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate re-use and sensitive development.

Paragraph 193 of the NPPF (2019) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 196 of the NPPF (2019) requires that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The windows to the first and second floors of the front elevation of the property have been altered at some point from traditional sash to a three paned casement window with three small top hung openings above. The windows are timber framed and are in a state of disrepair.

It is proposed to replace the windows with timber framed double glazed flush fit side hung casement windows, which the submitted Heritage Statement outlines will be better insulated and allow for egress in the event of a fire. The proposed windows will improve the appearance of the existing building and the Conservation Officer raises no objection subject to a condition requiring the windows to be white painted timber. Whilst it would have been the Conservation Officer's preference for the windows to be replaced with sash and information regarding a grant was provided to

the applicant, the applicant confirmed that they did not want to pursue this type of window.

The replacement windows will enhance the appearance of the Conservation Area and will not cause any harm to its significance. As no harm as been identified, it is not necessary to assess the public benefits of the proposal.

It is for these reasons that the proposed replacement windows are considered to comply with policies DC1 and DC2 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry
Recommendation Date: 21/12/2020

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council