

DELEGATED DECISION REPORT

SMD/2021/0185
Valid 07/06/2021

**THE CHAPEL ASHBOURNE
ROAD
CHEADLE**

**RETROSPECTIVE APPLICATION
FOR THE CONVERSION OF
FORMER ROOF SPACE INTO
BED-SIT ACCOMMODATION.**

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Coal
- Drainage

DESCRIPTION OF SITE

The application site is a former Chapel building which has benefitted from planning consent to convert the ground floor to residential development. The building is a detached, pitched and flat roof building, finished with white/cream render and having brick quoins in some areas. This is a visually prominent site with the building directly facing the Ashbourne Road, a busy main road. There is parking space within the site.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary and forms part of a High-risk coal development area as identified by the Coal Authority.

PROPOSAL

The application being considered relates to the roof space where retrospective permission is sought for the formation of a single bedsit/residential unit. The initial plans were slightly unclear (due to showing rafters on the floor plan) in terms of the number of bedrooms within the accommodation. The agent has amended the plan to confirm the application is for a single bedsit. Rooflights have already been inserted and there is a staircase at the rear of the building to provide separate access.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS7	Cheadle Area Strategy
H1	New Housing Development
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 5: Delivering a sufficient supply of homes
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

12/00994/FUL Change of use of former Pentecostal Chapel to form 8no. single bedroom residential units. Approved.

CONSULTATIONS

Publicity

Site Notice: Expired.
Neighbour consultation period: Expired.

Public Comments: No representations received.

Cheadle Town Council: No objections.

Waste (SMDC): No issues.

Highways (Staffordshire County Council): No objections.

Coal Authority: No objections.

Severn Trent Water: No representations received.

OFFICER COMMENTS

Principle of development

The site is within the Cheadle Town Development Boundary where there is general support for residential developments subject to satisfying other material planning considerations. In this instance matters to consider include design and visual impact, neighbour amenity, parking provision and the fact that the application site is within a high-risk coal development area. It is also noted that the principle of a residential conversion has previously been accepted by approval of application 12/00994/FUL for conversion of the remainder of the building. This is a retrospective planning application.

Design and visual impact

The application raises no concerns in terms of either design or visual impact. The residential accommodation has been formed within the existing roof space of the former chapel building, it has not been extended by the addition of dormers, therefore retaining its simple form. Rooflights have been inserted within both roof slopes but the number does not appear to be excessive considering the large roof plane area. The staircase at the rear of the building (to provide separate access) is simple and functional and does not raise any concerns.

Amenity

There are no concerns in respect of neighbour amenity. The application does not propose the enlargement of the building, rather, it relates to the conversion of an existing roof space. Roof lights have been inserted but they raise no concerns in terms of any neighbour overlooking. As single bedroom, single storey dwelling the scheme meets the requirements of the Nationally Described Space Standards in terms of internal accommodation. There is a small amount of external amenity space within the curtilage shared with the other flats. However, this is not family accommodation and there is easy access to open spaces such as Cecilly Brook and the recreation ground, within a few minutes walk.

Parking

The County Highways officer raises no objections to the application, commenting that there is parking and turning space within the curtilage of the former Chapel building. It is noted that this site is very close to the town centre where there are public car parks and it is considered to be within a highly sustainable area. Planning officer's concur with the Highway officer's opinion that 'that residents may use public transport and other sustainable modes of travel due to the proximity of The Chapel to Cheadle Town Centre.' It is also noted that there are a number of other services, including a supermarket which are even closer to the Chapel building than the town centre.

Coal

The site lies within a high-risk coal development area. The Coal Authority have confirmed they have no objections to the application, stating that the 'Coal Authority's general approach in cases where development is proposed within the Development High Risk Area is to recommend that the applicant obtains coal mining information for the application site and submits a Coal Mining Risk Assessment to support the planning application.

However, in this case we note that the development related to the conversion of roof space in an existing building. Whilst the scheme included the installation of an external fire escape staircase, this element will not have required substantial foundations or earthworks. On this basis we do not consider that requiring a Coal Mining Risk Assessment would be proportionate to the scale and nature of the development in this particular case and do not object to this planning application.'

The Coal Authority recommend that an informative note is added to the decision notice in the event of an approval.

CONCLUSION / PLANNING BALANCE

For the reasons set out within the report, the application is found to comply with the relevant local plan policies as set out above and in the absence of any other material considerations it is recommended that the application is approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson

Recommendation Date: 20th August 2021.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council