

DELEGATED DECISION REPORT

SMD/2021/0262
Valid 04/05/2021

111 TAPE STREET
CHEADLE

**PROPOSED TWO-STOREY
EXTENSION TO FORM UTILITY
ROOM AT GROUND FLOOR AND
SHOWER ROOM AT FIRST
FLOOR LEVEL.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 111 Tape Street Cheadle, a two-storey, end of terraced property. The dwelling sits within a roughly triangular-shaped parcel of land at the junction of Tape Street, Baddeley Street and Mill Road. There is a small area of external amenity space on the northern side of the house which is currently surrounded by a blockwork wall. The front of the dwelling is set back from the road by the pavement, the rear of the house extends to the Mill Road roadside. There is no off-road parking within the curtilage of the property. Land levels within the site are relatively flat.

For the purposes of planning policy consideration, the application site is located within the Cheadle Town Development Boundary and an area designated as a High-risk, Coal Development area.

PROPOSAL

Two-storey extension to enlarge ground floor kitchen and a shower room at first floor level. Internal alterations would also create an open-plan living/dining room and conversion of the first floor bathroom into a third bedroom. Part of the existing pitched roof would be replaced to accommodate the pitch above the new two-storey extension.

The plans have been amended since the initial submission. There were objections in respect of the large, two-storey, flat roof extension. The applicant has amended this to propose a twin gable/twin pitched roof arrangement. Initial proposals to alter the porch have been omitted, the plans now show no alterations to the existing porch.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS7	Cheadle Area Strategy
DC1	Design Considerations

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
- 6: Building a strong, competitive economy
- 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

99/00013/OLD Two storey extension. Approved. Approved plans shown below.



CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: No representations received during the statutory consultation period.

Cheadle Town Council: No objections.

Severn Trent Water: No objections.

Staffordshire County Council Highways: No objections.

OFFICER COMMENTS

Principle of Development

The site is within the Cheadle Town Development Boundary where there is general support for residential development (policies SS1 and SS7) subject to satisfying other material planning considerations. In this instance matters to consider include design and visual impact, neighbour amenity, parking provision, drainage and the fact that the application site is within a high-risk coal development area.

Design and visual impact

No objections to the two-storey, twin-gable arrangement which will sit neatly against the existing house. The original plans proposed a two-storey, flat roof extension which was of poor design, did not reflect the pitched roof character of the existing building and would have had a harmful visual impact upon the wider area. Officer's voiced concerns about the initial porch proposal and amended plans have been received to not only amend the shape of the roof, but also to omit any changes to the existing porch. It is noted that the current proposal now reflects the approved proposal within application reference 99/00013/FUL which was not implemented and has since expired.

The proposed twin gable arrangement is satisfactory in that it relates to the existing dwelling and would not have a wider, harmful visual impact. Gables feature frequently within the surrounding area, therefore the scheme would not look out of place.

The applicant now proposes to use reclaimed brickwork for the rear extension. The existing rear gable has a paint finish but the applicant states that the bricks will be rotated so that the 'unpainted' side will be visible from the roadside/surrounding area. Whilst the reuse of bricks is welcomed, the council has to be sure that the external appearance of them is acceptable. Until the extension is demolished, it is not known what the reverse sides of the bricks look like, for this reason, it is recommended that a materials condition is added.

The applicant has confirmed the use of Staffordshire Blue plain clay tiles, these are acceptable and a condition can be added to ensure their use.

The existing dwelling walls are currently painted brickwork. It is recognised that whilst the rear extensions will be constructed using reclaimed (unpainted) bricks, the existing house will remain as a painted structure. The applicant has confirmed that the remaining parts of the house (ie the main block), are to be repainted. Completion of the development will result in a painted house with reclaimed brick extension. This materials mix is considered acceptable as there is already a mix of walling materials in the area, including brick (varying ages), render, painted brickwork and pebble dash render.

Neighbour amenity

No overbearing/overlooking issues. The existing rear gable is to be rebuilt. This is already at close proximity to a neighbouring dwelling and will not have any greater amenity impact than at present. It will be important to add some neighbour amenity informatives to the decision notice (in the event of permission being approved). Due to the separation distance from

neighbouring dwellings there are no overbearing/amenity concerns in respect of the new two-storey gable (kitchen extension and first floor shower room). No concerns over the additional windows as these will face directly onto a road and towards a fenced off parcel of land.

Parking

There is currently no parking space within the application site. Appendix 2 (Staffordshire Moorlands Local Plan) requires 2 parking spaces for a three bed dwelling. The property currently has 2 bedrooms with the proposed extensions/alterations increasing this number to a 3 bedroom property. It is noted there is no opportunity to provide any off-road parking space, but this is the current arrangement. The site is within a highly sustainable/close to town centre location, where there is access to a range of services and facilities. There is also surrounding on-street parking and a number of public car parks within the vicinity.

Drainage

Severn Trent Water (STW) confirm they have no objections to the application and no drainage conditions are required. STW do state that there may be a public sewer located within the application site and provide further information for the applicant/developer. The further information can be added to the decision notice in the event of permission being approved.

Coal

The application site is located within a part of Cheadle that has been identified as a High Risk Coal Development Area; therefore there are coal mining features and hazards which need to be considered both within and surrounding the application site. A Coal Mining Risk Assessment would not be required for this application as the Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 22/9/2021.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council