

DELEGATED DECISION REPORT

SMD/2021/0799
Valid 07/12/2021

56 TAPE STREET
CHEADLE

CHANGE OF USE FROM
COMMERCIAL TO A SINGLE
DWELLING

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Impact on character and appearance of the area
- Impact on residential amenity
- Impact on highway safety

DESCRIPTION OF SITE

The site is located within outside the primary shopping frontage of Cheadle. It comprises of an end-terrace with a lean-to extension. The front is painted white. Black fascias have been installed and the shop banner above the door has been removed at the time of visit. To the rear, there is a small courtyard.

The property was previously used as a hair dresser prior to internal works.

The application sits immediately adjacent to a public house and fronts Tape Street.

PROPOSAL

The applicant seeks planning permission for the change of use of a commercial property to a two bed dwelling.

The existing windows and door to the front are to be replaced within the same openings. Internally, an entrance is to be created together with minor alterations to the layout to accommodate two bedrooms on the first floor.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph 127

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1986/0012	Extensions to florists shop	Approved 06/06/1986
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CONSULTATIONS

Publicity

Site Notice expiry date: 6/01/22

Neighbour consultation period ends: 2/01/22

Press Advert: N/A

Public Comments

None

Cheadle Town Council Comments

No objection

Waste minimisation and Recycling officer

No objection

Staffordshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary of Cheadle. Policy SS2 seek to focus future growth within the settlement boundary for Cheadle and to strengthen its role as a service centre. Policy SS7 refers to the Cheadle Area Strategy in which there is a support for the increasing an range of available and affordable housing house types and higher market housing, including for first time buyers and families.

The property is in a prime location and within close proximity of Cheadle Town Centre surrounded by residential properties of similar house types. It is considered that the property is ideally located to public amenities, shops, cafes, and restaurants and is easily accessible to public transport and car parks within walking distance. Overall, the change of use is considered to be a natural transition from a commercial property that is no longer viable to a two bed residential property. There are numerous other commercial premises in the town centre and it's loss will not impact the towns vitality and viability but it will enhance it through bringing the premises into a new residential use in a sustainable location.

Accordingly, the general principle of development is considered to be acceptable subject to other materials considerations including design, impact on residential amenity and highway safety.

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.

The changes to the exterior would revitalise the tired appearance of the building via the replacement of windows for black facias in a cost-effective way. The property sits amongst terraces of little architectural interest that the changes to the front is not overly necessary to integrate within the busy street-scene. Therefore, the alterations is appropriate within the street-scene that utilises the building to making the building a functional two bedroom property.

Amenity

Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The property adjoins a residential property. To the side, there is a public house known as 'The Lamplighter.'

The proposed changes will respect the amenities of neighbouring residents as there have been no significant changes to the existing openings to warrant any means of overlooking or privacy issues.

Environmental Health was consulted on the matter of noise, lighting and construction. It was noted that the proposed dwelling is next to a busy main road/roundabout and a public house. It was therefore recommended that a site specific sound insulation scheme is completed and submitted for approval to the LPA prior to development commencing. In addition, there were concerns of potential asbestos within the building and therefore requested a condition be attached to any decision requiring the applicant to undertake an initial investigation and risk assessment to assess the nature and extent of any contamination on the site. This was forwarded to the agent and has confirmed pre-commencement conditions to be added to any decisions made.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

Staffordshire County Council Highways have raised no objections. It was noted in the Highway officer's comments that given the site's central (sustainable) location, its accessibility to nearby services and facilities including good public transport links, the lack of car parking is not a concern for this proposal.

As such, the proposal will not have a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The change of use from commercial to dwelling is deemed to be a sustainable form of development that respects the scale and character of the existing property and would not adversely affect the amenities of the neighbouring properties nor impact on highway safety.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Lisa Li

Recommendation Date: 25/01/22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council