

DELEGATED DECISION REPORT

SMD/2021/0746
Valid 02/12/2021

84 RAKEWAY ROAD
CHEADLE

VARIATION OF CONDITION 3
FOLLOWING GRANT OF
SMD/2021/0395

(FULL - HOUSEHOLDER)

MAIN ISSUES

Whether the proposed roof tiles to the single storey rear extension would have an impact on the character and appearance of the dwelling

DESCRIPTION OF SITE

The application site sits at the end of a row of 3 semi-detached dwellings within a small housing estate setback from Rakeway Road. It is located within the settlement boundary of Cheadle. The property itself features a small garden to the front and rear with designated parking to the west of the site. There is also an outbuilding at the far end of the garden which sits on a raised platform. The property and the estate itself backs onto Rakeway Grange Farm.

PROPOSAL

Planning permission has already been granted for a single storey rear extension.

The applicant seeks approval for artificial roof tiles and therefore, revise condition 3 as the condition stipulates that: *The facing materials to be used on the external walls and roof shall be of the same type, colour and texture as those used on the existing building.*

The main dwelling's roof tile is concrete tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

DC1 – Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0395 Single storey rear Extension Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 06/01/22

Neighbour consultation period ends: 2/01/22

Public Comments

None

Cheadle Parish Comments

None objection

OFFICER COMMENTS**Design and Impact on character and appearance**

The agent of this application proposes material amendments. The overall appearance will remain the same. The artificial tiles will be of a lower quality that will be evident when built however, this will not be visible from the street-scene due to the colour and position of the roof tiles.

The sample roof tile provided is considered to be visually acceptable and therefore, condition 3 can be varied and carried out.

CONCLUSION / PLANNING BALANCE

The change of roof materials raises no new planning harm.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 4/03/22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council