

DELEGATED DECISION REPORT

SMD/2022/0066
Valid 10/03/2022

LANGDALE HOUSE
CHEADLE ROAD
CHEDDLETON

CHANGE OF USE OF FLATS
INTO A SINGLE
DWELLINGHOUSE.

(FULL - MINOR)

MAIN ISSUES

- Principle of the development
- Impact on the non-designated heritage asset

DESCRIPTION OF SITE

Langdale House is a substantial two storey red brick property surrounded by other residential property in Cheddleton.

It is a late Victorian property and is highly detailed with over-sailing roofs at the eaves, Tudor revival black and white timbers, gritstone surrounds on largely wooden sash windows and a partial gritstone string course and other gritstone detailing. The form of the property is complex with projecting gables, partially external chimney's, a dormer and several staggered offshoots of 1.5 or 1 storey at the rear. The roof is clay tile and the chimneys are prominent and decorative.

The primary entrance is off the side elevation facing the access and is via a open timber, brick and clay tile porch.

The site is accessed from Cheadle Road via an access track around 100m long. There are more contemporary houses around each elevation of the property. The closest is to the rear of the site and is 7m away from the rear line of the house and directly abutting the boundary.

The curtilage is now fairly small and includes a parking and access area to the west, and garden to the east and south elevations of the house.

PROPOSAL

The proposal is to convert the property from separate apartments back into a single residential unit.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

(*add any others applicable)

National Planning Policy Framework

Paragraph(s) 1 – 14; Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 11 – Making effective use of land; 12 – Achieving well designed places;

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1986/0938 Conversion of two flats into four bedsits: approved
SMD/1986/0373 Conversion of flats to nursing home: refused
SMD/1981/0819 Extension to building: Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 20/04/2022
Neighbour consultation period ends: 05/04/2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

No objection

AES Waste

No Comments

Staffordshire County Council Highways

No concerns

OFFICER COMMENTS

Principle of Development

There is no policy which specifically addresses the proposed change from the building being flats to a single house. However, the property is an existing building within a settlement and is already in residential use. The proposed amendment of the residential use in this location is in principle acceptable within the broad policy aims of SO1 and SS1.

The building itself is of some age and has many architectural features worth retaining. Due to these qualities the building makes a positive contribution to Cheddleton and can be considered to be a heritage asset worthy of retention albeit not a designated heritage asset. The building appears to have been originally constructed as a single property and the existing plans show that it has been subdivided with the addition of dividing walls and doorways.

The proposed scheme returns the building into one use and will restore the plan-form to a layout where the internal subdivision is removed. This is in the interests of the building and is the optimal viable use as it is the use which is likely to cause the least harm to the significance of the asset.

Design

The application seeks to bring about the change of use and does not propose external alterations to the building.

A building that is sub divided into flats does not benefit from such wide ranging permitted development rights as a dwelling house does. In order to prevent harm to the character of the building the permitted development rights should be withdrawn to prevent additions and alterations and changes to fenestration (which is largely wooden, with a small element of unsympathetic uPVC framed replacement windows).

Amenity

The neighbouring properties are relatively close to the application site. The occupation of the application site as a single unit is likely to have less impacts than the occupation of multiple flats.

However, if the property was extended then this could have a significant impact on the amenity of neighbours. The suggested limit to permitted development will address this concern.

Highway Safety

The proposal is likely to reduce the number of vehicles associated with the property. The Highway Authority has no concerns about the proposal.

CONCLUSION / PLANNING BALANCE

It is recommended that the proposal be approved. The use of the property as a single dwellinghouse is likely to have a positive effect on the non designated heritage asset.

The potential for harm to the character of the property or neighbour amenity can be made acceptable by the imposition of conditions.

OFFICER RECOMMENDATION :

Case Officer: Arne Swithenbank
Recommendation Date: 19/05/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council