

DELEGATED DECISION REPORT

SMD/2021/0287
Valid 19/05/2021

7A
CHEADLE SHOPPING
CENTRE HIGH STREET
CHEADLE

PROPOSED CONVERSION OF
EXISTING CAFE TO
RESIDENTIAL APARTMENT

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Impact on Character of Conservation Area
- Amenity of future occupier
- Impact on neighbour amenity
- highways

DESCRIPTION OF SITE

The application property relates to the first floor of a building located in the centre of Cheadle town centre. The property is located to the rear of Cheadle High Street adjacent to Tape Street Car Park. The surrounding area is commercial in nature but there are other residential properties above business premises in the town centre. The application site is located within Cheadle Conservation Area.

PROPOSAL

Consent is sought to change the use of the property from a café to a dwelling (first floor apartment). No external alterations are proposed but some internal changes will be made. The property will be accessed via the existing external stairs to the side of the building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
SS7 Cheadle Area Strategy
DC1 Design Considerations
TCR 1 Development in the Town Centres
T1 Development and Sustainable Transport
H1 New Housing Development

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 30.06.21

Neighbour consultation period ends:06.06.21

Press Advert: 29.06.21

Public Comments

No representations received within the consultation period.

Town / Parish Comments

Cheadle Council observed that there was a new 5 year lease in place which would retain the building as a business premises, therefore no requirement to comment on the proposed change of use.

Conservation Officer

No external changes and therefore no impact on character and appearance of the conservation area.

Environmental Health

No objections subject to conditions.

Staffordshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary for Cheadle.

Policy SS7 states that the Council and its partners will seek to expand the role of Cheadle as a significant service centre and a market town. This will be achieved through the following actions:

1. Expand the housing market area and community provision by:
Increasing the range of available and affordable house types and higher market housing, including for first time buyers and families;

3. Expand the role of Cheadle as a significant service and retailing centre for the District by: Supporting improvements to the quality and range of the retail offer and supporting town centre uses

Policy TCR 1 states that the Local Plan promotes housing on upper floors within town centres where this does not jeopardise their vitality and viability.

The Retail Impact Assessment Thresholds - Review found that Cheadle town centre was vital and viable; both the number of convenience units and floorspace was significantly above the national average, whilst small-scale independents tended to dominate the comparison retail offer, owing to limitations in general unit size which may otherwise attract increased representation by national multiples. The number of vacant units was in line with the national average, and tended to be those with relatively small floorspace. As such the loss of one class E unit is not considered to have a significantly detrimental impact on the vitality of Cheadle town centre.

As such the principle of the development is acceptable subject to an assessment on the impact of the development on the character of the conservation, amenity of future occupier, impact on neighbour amenity and highways.

Impact on the character of the conservation area

Having due regard to the duties imposed under the Planning (Listed Buildings and Conservation Areas) Act 1990 it is not considered that the proposal will result in any level of harm that would be of such a substantial or quantifiable nature that would warrant the refusal to grant planning permission.

Amenity of future occupier

Policy H1 states that all new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings.

The application property will provide a one bedroomed dwelling with an internal floor space of 58.3sqm. Therefore, the proposed dwelling exceeds the minimal nationally described space standards.

The property would not benefit from its own outdoor amenity space but as the property is located within the town centre, public open spaces and other amenities are within walkable distance.

The application site is located within the town centre with commercial premises nearby as well as being in close proximity to a public car park. A noise impact assessment was requested by Environmental Health. Subsequently the applicant's agent submitted an assessment. The assessment concluded that no commercial noise sources were noticed, and it was perceptible that the most relevant noise source was the nearby car parking areas, road traffic on nearby streets and people talking. To ensure adequate IANLs windows would be required to be closed. However, it considers reasonable to allow higher levels of IANLs from transport sources when higher rates of ventilation are required in relation to the overheating. As such windows can be opened by the occupier when needed. Noise from these

sources is to be expected in a town centre location and therefore the recommendations made by the assessment are considered sufficient to ensure acceptable amenity for the future occupier of the property.

Impact on Residential Amenity

Given the lack of any immediate residential receptors that will be directly affected or impacted by the proposal it is not considered that it will result in any measurable or significant impacts upon existing or future residential amenity.

Highway Safety

The highways authority were consulted on the application and considers the site to be within a sustainable location with options of sustainable modes of travel. Given the town centre location of the proposal, and the availability of a number of public car-parks in the vicinity that are available free for use in the evenings, it is not considered that the lack of dedicated parking provision to serve the dwelling raises any fundamental concerns in respect of highways impacts or implications.

Other Matters

The refuse storage associated with the apartment will be located at an existing refuse collection point outside of the development red edge. Environmental health have no objection to the use of an existing storage area.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval subject to the imposition of conditions.

OFFICER RECOMMENDATION :

That consent be granted subject to conditions.

Case Officer: Rebecca Bowers

Recommendation Date: 06.12.2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

