

DELEGATED DECISION REPORT

SMD/2023/0600
Valid 20/12/2023

16 PATCH MEADOW ROAD
CHEADLE

SECTION 73A
RETROSPECTIVE PLANNING
APPLICATION FOR WORKS
COMPLETED, COMPRISING
OF PERMITTED
DEVELOPMENT-SIZED SIDE
EXTENSION AND INFILL
EXTENSION. NONE
COMPLIANT RENDERED
FINISH THUS ASKED TO
APPLY FOR RETROSPECTIVE
APPROVAL.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area
- Impact on the amenity of residential neighbours

DESCRIPTION OF SITE

Gable fronted bungalow on a corner plot at the opening to a cul-de-sac development. The garden sweeps road to the side and has a boundary with Dilhorne Road on the northern side of its plot. The dwelling is at the top of a sloping road that falls steadily toward the turning head causing the dwelling plots to step down in even increments. The applicant's dwelling is of a type common to the northern side of Patch Meadow Road.

The dwellings are each gable fronted and have an additional subordinate gabled projection that steps forward toward the road. On each corner the main roof overhangs a supported void to the side of the dwelling. Most of the residents have infilled that overhang to create some form of porch. The bungalows on this side of the road and the two storey dwellings on the other side of the road have facing materials that include sections of painted render or cladding.

PROPOSAL

The applicant has already carried out development that they believed to be permitted development to include a small gabled addition on the side elevation and on the other northern side of the dwelling, facing onto the garden, the infilling of the undercroft that sits beneath the roof overhang.

It appears that the applicant has been advised that because they have used render on the side addition, applied it to the existing small gable at the front, and now intend to

apply it to the block wall that has been used to fill the undercroft gap – the development would not be carried out using materials that match those of the existing dwelling. On that basis the development would fail one of the conditions of the development being permitted by the GPDO.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 9th February 2024
Neighbour consultation period ends: 9th Feb 2024
Press Advert: N/A

Public Comments

Two letters of support have been received from neighbours that live on Patch Meadow Road. Both neighbours consider the development to complement the area and to have improved the appearance of the property. One of the neighbours points to other sections of road at other properties on the road.

Town / Parish Comments

Cheadle Town Council: Awaited

OFFICER COMMENTS

Principle of Development

In the Cheadle Town settlement boundary Local Plan policy SS7 supports householder development that would meet the needs of a home owner providing the development is well designed, relates well to the pre existing development and preserved the character and appearance of the area and local distinctiveness and otherwise complies with design policy DC1 of the Local Plan and the SMDC design guide.

Design and Impact on Character and Appearance of the Area

The existing character and appearance of the locality is dictated by the distinct dwelling type common to the bungalows on the northern side of the road. Each of the bungalows present gable fronts in a row and then have a smaller subordinate gable projection that projects from the elevation. On each corner, most of the bungalows have filled the undercroft beneath a section of overhanging roof canopy by a variety of different means to provide porch type enclosures. The road therefore presents a series of large and small gable shapes all in a row of varying plot orientations and levels. Within the row smaller gables generally present a type of faux stone cladding, but some of the bungalows, including the adjacent neighbour have used painted render sections to the gable fronts. On the opposite side of the road the two storey semi-detached dwellings have been built with a mix of either red or buff brick. A pair of the semis toward the turning head have painted render at first floor. The area then has a series of front facing gables of varying size and a mix of facing materials that includes notable sections of painted render.

It is within this context therefore, that the applicant's side addition presents a smaller gable that is set back from its prominent front elevation. Despite its stepped up height the small gable sits comfortably between existing larger gables established within the street scene. Within a street scene that presents a variety of facing materials, the render used and proposed to finish the applicant's proposal sits within the framing of the dwellings original brick work. The render does not and would not therefore appear unduly stark, overly prominent, or at odds with the prevailing character and appearance of the street scene and the varied materials that it presents.

The development does not harm character and appearance of the area and is respectful of local distinctiveness. There is no conflict with policy DC1 of the Local Plan in the regards.

Impact on Amenity

The side wall of the existing side addition contains a window and door that face toward the adjacent neighbour. They are positioned at a higher level above the neighbour's plot. The window and door serve a small utility room, the window fitted with blinds. The officers careful observation from the position of the window confirms that it only has outlook above a boundary wall and over an area of roof. The utility room window therefore does not overlook its neighbour and does not cause a privacy issue or conflict with Local Plan policy DC1 in these regards.



CONCLUSION / PLANNING BALANCE

An acceptable form of householder development that would not harm the amenity of its neighbours or the character and appearance of the area. There is no conflict with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 06/02/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council