

## DELEGATED DECISION REPORT

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**SMD/2024/0038**  
**Valid 25/01/2024**

**44A CHAPEL STREET**  
**CHEADLE**

**SINGLE STOREY SIDE**  
**EXTENSION (FOR WC & STORE)**  
  
**(FULL - MINOR)**

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### MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Coal

### DESCRIPTION OF SITE

The application premises appears to have last been used as a Thai takeaway which, along with other units, fronts Chapel Street and occupies a visually prominent location. At the time of the site visit the takeaway was closed/appeared to be vacant as the windows and door were covered, masking much of the view inside. To the rear of the building there is a small yard.

For the purposes of planning policy consideration, the application site sits within the Cheadle Town Development Boundary. The site also forms part of the Churnet Valley Masterplan area and is within a low-risk, coal development area. The site is not within the Cheadle Conservation Area and there are no listed buildings/structures which need to be considered.

### PROPOSAL

The construction of a small extension at the rear of the property to provide a small store and WC. Above the extension there is a staircase which provides access to first floor flats. The elevation drawings show that there was previously a staircase in situ but that it has been moved slightly to allow space for the ground floor extension.

The site visit confirmed that the works have already been completed. No change of use class is sought.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

- SS1 Development Principles
- SS7 Cheadle Area Strategy
- SS11 Churnet Valley Strategy
- E1 New Employment Development
- E3 Existing Employment Areas, Premises and Allocations
- TCR1 Development in the Town Centres
- TCR3 Retailing and other Town Centre uses outside Town Centres
- DC1 Design Considerations

### Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

### Supplementary Planning Document

1. Staffordshire Moorlands Design Guide
2. Churnet Valley Masterplan

### National Planning Policy Framework

Including sections;

2. Achieving sustainable development
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
12. Achieving well-designed and beautiful places

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

There are a number of planning applications relating to this building which relate to changes of use and domestic accommodation.

## **CONSULTATIONS**

### Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

### Public Comments

One letter of support received from the occupants of flat number 46a Chapel Street, making the following comments:

- Happy about the application
- Safety improvement
- Tidy

Cheadle Town Council: No representations received during the statutory consultation period.

Environmental Health: Query opening hours

Severn Trent Water: No representations received during the statutory consultation period.

## **OFFICER COMMENTS**

### Principle of Development

The application site is within the Cheadle Town Development Boundary. Cheadle is identified as a town within Local Plan policy SS7 where a range of developments can be supported in principle, ranging from housing, educational, health and employment growth. The application site forms part of an area which provides employment such as a dentist and barbers. There is no objection to this application in terms of the principle of extending the building, the fact that the application has been submitted, and the works carried out, indicates that the building is to be brought back into commercial use, which is welcomed.

#### Design and visual impact

The extension is functional in terms of its appearance. A flat roof appears necessary due to the fact that staircase access and a pedestrian platform to the upper floor flats is to be retained. The extension appears to have been built using a textured, stone-type of blockwork which the application form describes as 'Stone brickwork.' In any case the new wall material does bear some resemblance to the stone effect cladding at the rear of the property and the stone appearance of the front (Chapel Street elevation) of the terraced row.

Visual impact is very limited due to the addition being at the rear of the building, it being ground floor height and enclosed by the staircase and boundaries. There is no historical character to the rear of this terraced row, additions are varying shapes and sizes and materials are mixed.

#### Neighbour amenity

In terms of neighbour amenity impact there would be very little difference between the current arrangement and the previous situation. A staircase was previously in place allowing access to the upper floor flats and any overlooking relationships were already established. This scheme simply proposes a small ground floor extension (no neighbour amenity impact) with a newly aligned staircase, no additional overlooking would occur as a result of this development.

#### Coal

The application site lies within an area designated as a low-risk coal development area and as such this may be an area which contains unrecorded coal mining related hazards. It is noted that this development has been carried out prior to the planning application being determined however, it is still considered appropriate to add the relevant coal related informative notes to the decision notice so that the applicant/developer is aware of his/her responsibilities.

#### Other Matters

With regard to the EH comments, it is noted that the application is for a small storeroom and WC and does not propose any change of use and is not seeking amendments to trading hours.

### **CONCLUSION / PLANNING BALANCE**

For the reasons outlined in the report it is recommended that the application is approved subject to conditions and informative notes. The application is for a small ground floor extension only which is considered to be acceptable. This is essentially a retrospective application therefore no time implementation or materials related conditions would be necessary.

**OFFICER RECOMMENDATION :** Conditional approval.

**Case Officer:** Lisa Jackson

**Recommendation Date:** 21.03.2024.

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**