

DELEGATED DECISION REPORT

NMA/2024/0021
Valid 07/08/2024

**THORNLEIGH 167 TEAN
ROAD
CHEADLE**

**APPLICATION FOR A NON-
MATERIAL AMENDMENT -
IN RELATION TO APPLICATION
SMD/2024/0047 RE:
THE AMENDMENT BEING
SOUGHT APPLIES ONLY TO THE
SIDE ELEVATION EXTENSION
THE EXTERNAL WALLS ARE
APPROVED AS FACING
BRICKWORK. THE REQUESTED
AMENDMENT IS THAT THE
WALLS TO THE SIDE ELEVATION
EXTENSION BE FINISHED WITH
A WHITE RENDER.**

(NON MATERIAL AMENDMENTS)

MAIN ISSUES

- Design and visual impact

DESCRIPTION OF SITE

The application site is number 167 Tean Road Cheadle, a two-storey dwelling sitting within a generously sized domestic curtilage and well established residential area. Whilst the address of the dwelling is Tean Road the application property and its neighbours to the north and south do not front directly onto the main A522, rather they are set back from the main road, separated by a large grassed area and accessed by a narrow road running parallel to Tean Road.

Land levels within the site vary, immediately to the rear of the house there is a patio area and large garden. The garden slopes towards the rear boundary fence. The property benefits from a detached garage and off-road parking space at the front of the house. Surrounding dwellings are fairly mixed in terms of their sizes and overall designs and some have been extended.

The application site is located within the Cheadle Town Development Boundary and a high-risk coal development area. The application site does not form part of any Conservation Area and there are no Listed Buildings or protected trees either within or in the vicinity of the application site.

PROPOSAL

This is a Non material amendment application following on from approval of application reference SMD/2024/0047 for domestic extensions and alterations to number 167 Tean Road Cheadle. The proposed amendment is for the side extension to be finished on all three walls with render rather than the brickwork proposed within the approved scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

DC1 Design Considerations

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2: Achieving sustainable development
- 12: Achieving well-designed and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

03/01388/FUL	Two storey rear extension, conversion of garage into living accommodation, erection of car port and detached garage. Refusal.
04/00357/FUL	Single/two storey rear extension, conversion of garage to living accommodation and erection of detached garage. Refused.
04/00733/FUL	Two storey rear extension and detached garage. Approved.
SMD/2014/0008	Proposed extension to provide larger garage, alter sitting room and provide conservatory. Approved.
SMD/2014/0671	Extend unbuilt conservatory granted under application SMD/2014/0008. Approved.
SMD/2018/0513	Proposed extension to provide larger garage and alter sitting room. Approved.
SMD/2021/0792	Resubmission of previously approved application SMD/2018/0513 with amendments. Approved.
SMD/2024/0047	Proposed single storey rear extension to enlarge the kitchen and the living area and the replacement of the existing side elevation single

storey structure with a smaller structure to allow better access to the existing garage. Approved.

CONSULTATIONS

Whether publicity is required is addressed at PPG 005 Reference ID: 17a-005-20140306. The paragraph reads:

‘As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.’

‘As by definition the changes sought will be non-material, consultation or publicity are unlikely to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2011.’

Taking the above into account no publicity or consultation has been undertaken in this case as the proposal is deemed to be minor.

OFFICER COMMENTS

Approved application reference SMD/2024/0047 approved the following plans, single-storey side and rear extensions, all to be finished with matching, facing brickwork.



This application is accompanied by the plan below which shows the inclusion of render on the side extension rather than the use of brick. The change of material is the only issue which needs to be considered, all other aspects of the proposed development have been considered acceptable within the extant planning permission.



In terms of design and visual impact, the proposed render usage would have some visual impact. The planning consent sought finishing brickwork to match that of the existing house, the introduction of render would add a contrasting and new material type. However, the area proposed to be covered in render is relatively small when compared to the size of the overall house, brickwork would remain the dominant feature.

There would be some wider visual impact as a result of the material change. The rear elevation would not be seen from the public domain, but the front and side walls would be. The property is set back from Tean Road by an access driveway and a large area of grassland, so the change would not be overly visible to users of the main road, however it would be noticeable to users of the access road serving a number of properties to the north and south of the application property. There are some examples of render usage in the area however the most notable property in close proximity to the application site, is number 163 Tean Road which has render on its principal elevation. This property has relatively recently benefitted from extensions which have incorporated large rendered areas (SMD/2020/0731 and NMA/2021/0014), the case officer concluding that the render use would have a limited impact on the street scene. The current proposal therefore is not adding anything significantly new to the area, indeed when travelling from the south of the application site to the north, the proposed render would be viewed against that already approved at number 163 Tean Road.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is approved. Omitting the use of matching brickwork in favour of a render finish on the side extension is considered to be acceptable in terms of design and visual impact.

OFFICER RECOMMENDATION : Approve.

Case Officer: Lisa Jackson

Recommendation Date: 04.09.2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council