

DELEGATED DECISION REPORT

SMD/2024/0382
Valid 02/09/2024

**28 PRINCE GEORGE
STREET
CHEADLE**

**RETROSPECTIVE PLANNING
FOR A CANOPY ABOVE
EXISTING TWO STOREY
EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on Character and Appearance
- Impact on Designated Heritage Asset (Conservation Area)
- Impact on Neighbours Amenity

DESCRIPTION OF SITE

A wide red brick dwelling, built in the late 1970s within the Cheadle Town Centre Conservation Area. The dwelling fronts onto Prince George Street with a two storey elevation. Prince George Street runs behind the High Street at a much higher level and tier, the dwelling therefore is split level and presents a three storey elevation to the rear where the land falls away steeply. The dwelling is in a tightly spaced row of other similar dwellings. Positioned between a projecting three storey gable at the rear of the dwelling and that of the neighbour, a second storey balcony has been built with approval as part of a rear extension scheme approved SMD/2015/0398.

The dwelling is behind the High Street Victoriana shops and premises and off set, just to the north west of, from the Market Place and Market Hall. At intervals between High Street properties there are steep pedestrian paths and steps providing links between the High Street and Prince George Street.

PROPOSAL

The development has already been carried out. A clear canopy roof has been erected above a pre existing second floor balcony at the rear, supported on a box steel frame and posts. The canopy does not project to the rear of the existing building line and sits between projecting gables either side. The back of the canopy adjoins and sits above the top of the mono pitch garage roof that slopes forward to the front of the building.

Application submitted with a heritage statement and a range of photographs taken from various mapped positions.

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

DC2 Historic Environment

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

81/09750/OLDDC Front extension to kitchen and lounge. APPROVED.

SMD/2014/0529 Demolition of existing garages, erect replacement garages with balcony over to the rear, orangery extension to the rear. APPROVED.

SMD/2015/0398 Demolition of existing garages, erect replacement garages with balcony over to the rear, orangery extension to the rear (Resubmission of SMD2014/0529) APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 28th Oct 2024

Neighbour consultation period ends: 28th Oct 2024

Press Advert: Leek Post and Times Expired 9th Oct 2024.

Public Comments

None

Town / Parish Comments

Cheadle Town Council: No Objection

OFFICER COMMENTS

Principle of Development

Householder development in the Cheadle Town Centre. To meet local housing needs there is general support within the Local Plan strategy SS7 for householder development that is well designed and respects local distinctiveness and the heritage of the area in compliance with Local Plan policies DC1 and DC2.

Design and Impact on Character and Appearance of the Area

The rear edge of the canopy is attached to the top of the mono pitch garage roof that slopes forward. The back edge of the canopy sits just above the high edge of the roof that slopes forward. From the front of the dwelling the back edge of the canopy is apparent, but barely perceptible. From casual observation the rear edge of the canopy appears as a deep ridge tile to the top of what, from the front, is assumed to be a full pitch tiled roof.

From many vantages the canopy is obscured from view either from a dense grouping of coniferous trees to the rear of the garden or the flanking walls either side of the development. Glimpses of the canopy can be achieved from the rear, either side of the development - directly below to the side of the dwelling, in shared driveway space to the south west; or from the rear amenity plots and access gantry to the rear of the terraced dwellings that front the Market Place. The view from the rear of the Market Place terraces is from an indirect angle to the side where the canopy is some 20m to

the north west of the nearest of the terraces at the end of the row. These terraces have limited outlook to the rear toward a massive brick and concrete retaining wall, close boarded fences with large late 20th Century brick dwellings built above. In those respects the introduction of the canopy does little to affect the quality of the outlook and the character and appearance of the area that is experienced from these positions.

In any event, at the rear, the canopy, like the balcony below, is positioned between two, three storey projecting gables. The canopy is viewed in the context of a high level brick built balcony with glazed panel balustrade and late 20th Century red brick dwellings of no particular architectural merit or special interest. In those regards the canopy does not appear at odds with the original dwelling and its adjacent neighbours. The development does not appear obtrusive, unsightly or at odds with existing development.

Overall there would be no harm to the character and appearance of the area or local distinctiveness. There would be no conflict with Local Plan policies DC1 or the SMDC Design Guide.

Impact on the Conservation Area/Designated Heritage Asset

The dwelling and the development is within the Cheadle Conservation Area. The buildings of significance and the Listed Buildings within the Conservation Area front the High Street to the south east. They include the 1-6 Market Place terraces (Grade II) and the 19th Century shop premises 62 and 64 High Street (Grade II).

The Prince George Street dwellings and the development are set well back behind the high street and the buildings that front it. The canopy sits between unremarkable late 20th Century brick buildings on Prince George Street set behind the high street. Although the rear of these dwellings have three storey presence and are built on a higher level they are not visible from the high street or above the buildings that front it. Views from the rear of the high street buildings, where there are areas of yard and steep pedestrian access steps or alleys are generally enclosed by outbuildings, boundary walls and retaining walls where the land steps up steeply in tiers. Positions at the rear of the High Street do not afford views of the Prince George Street dwellings or the development.

There is no harm to the significance of the Conservation Area or the setting of any of the Listed Buildings or buildings of significance within the vicinity. There is no conflict with Local Plan Policy DC2 or the NPPF in these regards.

Impact on the Amenity of Neighbours

The balcony to the top of the existing extension that provides vantage to the rear is existing and was built with planning permission. Apart from perhaps providing some extra shelter during adverse weather conditions it is not considered that the new canopy significantly increases the opportunity for the use of the balcony or opportunity for overlooking.

It was determined with the grant of planning permission for the balcony that it would be positioned between two flanking side elevations to the projecting rear gables that restrict views to either side and across adjacent properties.

The canopy has not adversely affected the amenity and privacy of neighbours there would be no conflict with Local Plan policy DC1 in these regards.

CONCLUSION / PLANNING BALANCE

Acceptable householder development that relates well to the character and design of the original dwelling, does not impact adversely on local distinctiveness or the character and appearance of the area; and is not harmful to the significance of the Conservation Area or the setting of any of the listed buildings or buildings of significance within the Conservation Area. There would be no conflict with the policies of the SMDC Local Plan listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 28/10/2024

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council