

DELEGATED DECISION REPORT

SMD/2024/0494
Valid 31/10/2024

27 CHEADLE ROAD
CHEDDLETON

CHANGE OF USE FROM
RETAIL TO FORM DWELLING
HOUSE.

(FULL - MINOR)

MAIN ISSUES

- The principle of the development
- The impact on the character and appearance of the area
- Impact on residential amenity
- Impact on highway safety.

DESCRIPTION OF SITE

The site is within the Development Boundary of Cheddleton and is close to the northern boundary of the village and on Cheadle Road, A520 road, the main road running through the village. It comprises the southern end part of a Victorian/Edwardian red-brick two-storey building which faces the road to the west and which has the appearance of a large detached period property which has been split into three terraced dwellings. The part of the building within the application site, No.27 Cheadle Road, was formerly a flower shop and before then, a Post Office. The adjoining parts of the buildings are still terraced dwellings (nos 23 and 25) and all three units are within the same ownership and appear to share a rear yard or garden. No.27 has a long rear dog-leg off-shot which follows the rear boundary alongside a cobbled path (a Public Right of Way) running along the rear boundary linking the road to the Caldon Canal and River Churnet a short distance to the north. To the south is the Red Lion pub which is listed and adjoining terraced cottages which also face the road. The land opposite to the west is open land and trees on the other side of stone wall/embankment. The site is in a Conservation Area.

PROPOSAL

This is a full planning application for the change of use of the former shop into a 2-bed dwelling. The only external alterations would be replacement windows (existing uPVC white windows with new uPVC white windows), the replacement of an external door with a window and repairs/replacements to brick walls and roof tiles. A parking space would be formed to the side by removing a fence-enclosed patio area. A Planning & Heritage Statement has been submitted with the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS8 Large Villages Strategy
H1 New Housing
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework (Dec 2024)

Section 5 (Housing), 6 (Economy), 12 (Design) and 16 (The Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 3.12.24
Neighbour consultation period ends: 3.12.24
Press Advert: 8.11.24

Public Comments

None.

Town / Parish Comments

No objection.

Local Highways Authority

No objection.

Environmental Health

No objection subject to standard conditions and including a condition requiring sound insulation to protect the new residents from road noise.

Conservation Officer

No objection subject to a condition requiring details of new windows for approval.

Canal & River Trust

No comment.

SMDC Waste Collection Service

No issues regarding waste collections.

OFFICER COMMENTS

The shop unit has been vacant for over a year. Although the loss of a retail unit in a large village is unfortunate, the Local Plan and NPPF encourages general retail provision to be located in town centres. The village is already served by useful retail premises which contribute more positively to the community such as food stores/general stores. The premises is very small and not suitable for use as a further general store in addition to the convenience store up the road (although it was historically used as a post office). It is not considered the loss of the shop unit would be detrimental to the village or the community and a wide range of shops is within easy reach via public transport, walking or cycling less than two miles away in Leek.

The change of use to a dwelling should be attached significant weight as the Council currently cannot demonstrate a five year supply of housing and there is a deemed undersupply and in particular of small units of accommodation i.e. 1 or 2-bed units. The site is in a sustainable village location with good access to shops, services and workplaces via walking, cycling and adjacent public transport provision. Overall, I consider the principle of the change of use to residential to be acceptable and without any real conflict with the Local Plan and NPPF.

With regard to the character and appearance of the Conservation Area, there will be no significant impact as the only changes will be replacement windows and repairs. The Conservation Officer has raised no objection subject to the approval of more details of the design of the windows, to be submitted to the Council as part of a planning condition.

With regard to residential amenity, the existing upper floor rooms are already bedrooms presumably used as a flat for the previous retail unit operators and so there is no additional overlooking concerns affecting adjacent or nearby neighbours. Regarding the amenities and living conditions of the future residents of the site, approx. 90 sq.m of floorspace would be provided which exceeds the 70 sq.m threshold for a 2-bedroom 3-person 2-storey residential unit as set in the government's Nationally Described Space Standards (NDSS). The outdoor amenity space would be in the form of a small rear garden shared with the occupants of the two adjacent dwellings, those dwellings being within the same ownership as the application site. This is not strictly compliant with the Council's Space About Dwellings SPG which requires "private" outdoor amenity space of at least 65 sq.m. However, the new residents will have easy access to public open space next to the canal and river immediately to the rear of the premises. Overall, I do not consider the lack of private garden space would lead to any significant overall harm to the living conditions and residential amenities of the new occupants of the site and that a refusal on the basis of non-compliant private outdoor space would be warranted given the overall benefits of the scheme in providing a new small dwelling in an area of undersupply.

Finally, with regard to highway safety, the one parking space provided would not meet the Council parking standards which require two spaces for 2 or 3-bed units. However, given that the site was previously used as a shop and post office, it is

predicted that the new 2-bed dwelling would generate less vehicle movements and therefore highway safety would be unaffected. The site is in a sustainable location with adjacent access to a bus service which reduces the reliance on car ownership and there is space on the adjacent yard and pub access hardstanding area for a car parked in the parking space on site to turn and enter the main road in forward gear without the need to reverse onto the road. There is no objection from the local highways authority and no detriment to highways safety as a result of this scheme.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in principle in this location and would not lead to any significant additional impacts on the visual or residential amenities of the area or on traffic and highway safety. The proposal would therefore comply with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 20.12.24

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council