

DELEGATED DECISION REPORT

SMD/2024/0503
Valid 06/11/2024

CHEADLE ACADEMY
STATION ROAD
CHEADLE

PROPOSED ENTRANCE
EXTENSION TO EXISTING
SCHOOL.

(FULL - MINOR)

MAIN ISSUES

- Impact on character and appearance of the area
- Impact on parking provision

DESCRIPTION OF SITE

This application relates to Cheadle Academy, which is located on Station Road, Cheadle. The school and its grounds are surrounded by residential properties on all sides. For the purposes of planning policy consideration the application site is located within the Cheadle Development Boundary.

The Academy building presents as a single storey concrete sectional building with a series of glazing panels. The existing entrance door is provided on the inside of a corner alcove that frames and surrounds the car park.

PROPOSAL

To make a flat roof entrance extension on the inside corner alcove. The extension would be 5m by 8m and provide new lobby and secretary office. Within the existing space a waiting area and meeting room would be provided.

The extension would present glazing panels and the school logo displayed on a section of vertical cladding. Three existing vertical windows would be revised to have an almost square empathise and a full height window would replace a smaller window.

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 27/12/2024

Neighbour consultation period ends: 27/12/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheadle Town Council: Awaited

County Education

Awaited

OFFICER COMMENTS

Principle of Development

In the Cheadle Town settlement where Local Plan area strategy policy SS7 provides support for the enhancement and improvement of community facility.

Design and Impact on Character and Appearance

The corner alcove and area of car park is enclosed by the buildings elevation. Adjacent, to the north east, there is a large area of car and bus parking. In this location the introduction of the extension would be largely concealed from the wider environment and would not have any adverse effects on the character and appearance of the area or local distinctiveness.

The existing building is rather uniform and utilitarian in appearance with grey concrete sectional panels and vertical glazing panels. The existing entrance is lost and indistinct at the rear of the car park. The proposal would with complimentary materials make an entrance feature and announcement.

There would be no conflict with Local Plan Policy DC1

Parking Provision

The development would occupy concrete skirt to the edge of the building. Dimensions measured out on stat map confirm that the development would not consume or obstruct any of the parking spaces on the area of car park.

Biodiversity

The application claims exemption from the net gain requirements under the de minimus provision. The footprint of the development would exceed 25 sqm metres at 40 sq m however, it would largely occupy concrete hardstanding that does not provide habitat. A small area of planting would need to be displaced to provide new circulation space to the edge of the extension but this would amount to less than 25 sqm.

CONCLUSION / PLANNING BALANCE

Development to enhance community facility that would be acceptable in design and appearance. No conflict with the policies of the Local Plan listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 08/01/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council