

DELEGATED DECISION REPORT

SMD/2024/0471
Valid 26/11/2024

12 EPSOM CLOSE
CHEADLE

**ALTERATIONS TO EXISTING
APPROVED DETACHED
GARAGE (INC. SELF-
CONTAINED HOME OFFICE
WITH ANCILLARY FACILITIES)
TO SINGLE STOREY GARAGE
AND HOME OFFICE
INCORPORATING
ALTERNATIVE ROOF DESIGN.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

The impact on the character and appearance of the area and residential amenity
The impact on highway safety.

DESCRIPTION OF SITE

The site is within the developed area of Cheadle on a housing estate to the north of the town centre. It comprises a detached dwelling at the end of the Epsom Close cul-de-sac which lies to the east. The rear gardens of houses facing Ness Grove lie to the rear (west) and north side. A brook (Cecily Brook) with large trees and playground lie immediately to the south side (with the trees on the opposite side of the brook to the site) of the site. The house is placed perpendicular to the other houses on Epsom Close, with the front of the house facing the side elevation of the neighbouring property, No.11. The site is affected by Flood Zones 2 and 3.

PROPOSAL

This is a full householder application for a single-storey detached double garage building with side projection containing a home office. This is to be placed in the front garden, perpendicular to the front wall of the house, with the back wall alongside the side boundary of the property and the garage doors facing the end head of the cul-de-sac. A driveway is proposed to link the garage to the road.

This is a revised scheme following the approval of a similar building under a 2017 planning application. The approved scheme is shown in a drawing marked "Existing" but only the foundations have been built and some brickwork provided but no further development above the damp course level.

The footprint and siting of the proposed is the same as the approved. The changes made are as follows:

- Main roof changed from a parallel gable roof to a front facing gable roof resulting in a slight increase in ridge height.
- Removal of office from first floor and side kitchen and shower replaced with office.
- Replacement of high level window in the side wall of the offshot with French doors and removal of door from front elevation of the offshot
- Removal of front rooflights.
- Two rooflights and a door placed on rear elevation.
- Two single garage doors replaced by double garage door.

A Flood Risk Assessment (Nov 24) has been submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

DC1 Design Considerations

National Planning Policy Framework (Dec 2024)

Section 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0466: Two storey side extension and single-storey rear extension. Approved.

SMD/2017/0695: Previous approved garage building.

SMD/2022/0425: Extensions to house. Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 10.1.25

Neighbour consultation period ends: 10.1.25

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No objection.

Environmental Health

Point out that the site is within a High Risk Coal Mining Zone.

Coal Authority

No objection and refers to the standing guidance for householder development.

SCC Flood Team

The proposals would result in no significant change to the impermeable area and little change to the surface water runoff generated by the site. Therefore, the Flood Team have no further comments to offer on this application.

However, it points out that the site is in a flood plain and that the Environment Agency standing advice should be referred to.

OFFICER COMMENTS

The amended scheme would have no additional impact on the character and appearance of the area or residential amenity. There is no change to the building footprint and only a marginal increase in height. The main change is the roof form but a change from parallel gables to a front gable would not be out of keeping with the area and the building design would remain acceptable in this area. The materials would also be the same as that approved. The side wing would be screened from the road by a 2m close boarded fence.

The large trees to the south side of the plot lie to the other side of the brook and would not be harmed by the development.

The comments from SCC Flood Authority and the Coal Authority are noted. The previous proposal was approved and development has commenced and foundations are complete. I consider the matters can be dealt with via informatives referring to the Coal Authority Standing Advice and the Environment Agency Standing Advice for householder development, as recommended by the above authorities.

CONCLUSION / PLANNING BALANCE

The revised proposal would not harm the visual or residential amenities of the area or highway safety. It would remain compliant with the Council's Local Plan and the government planning guidance contained within the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 24.1.25

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council