

DELEGATED DECISION REPORT

SMD/2024/0323
Valid 12/07/2024

165 TEAN ROAD
CHEADLE

**REMOVAL OF EXISTING
ATTACHED GARAGE.
PROPOSED SIDE AND REAR
ELEVATION EXTENSION.
WIDENING OF EXISTING
VEHICULAR ACCESS.
ENLARGEMENT OF EXISTING
FRONT PARKING AREA.
PROPOSED DOUBLE GARAGE IN
REAR GARDEN INCLUDING
DRIVEWAY.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways/Parking
- Coal (High-risk area).

DESCRIPTION OF SITE

The application site is number 165 Tean Road Cheadle, a two-storey, detached dwelling, sitting within a large, rectangular-shaped plot of land, on the eastern side of Tean Road. The property is separated from Tean Road by an access road (running along the frontage of a number of dwellings) and an area of grassland. The property benefits from an attached garage, parking at the front of the house and front and rear garden/amenity spaces. Boundaries are marked by low-level walls, fencing and hedgerows.

For the purposes of planning policy consideration, 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

The application seeks permission for a two and single-storey rear and single-storey side extension as well as a detached garage and widened vehicular access. The two-storey extension would have a hipped roof to match the existing house, the ground floor extensions would have simple lean-to roofs. The plans confirm roof tiles and facing bricks to match the existing house. Windows within the two-storey extension will be restricted to the rear elevation only, both ground-floor additions would have roof lights. The extensions, together with internal alterations, would provide ground floor accommodation in the form of hallway, sitting room, home office, WC, utility room and open-plan kitchen/utility room. At first floor level, there would be four bedrooms (two with ensuite) and a separate bathroom.

The detached garage would be located towards the rear of the garden, have a footprint of 8.6m x 8.1m, have a pitched roof and two single-width garage doors. The plans confirm brickwork and tiles to match the existing house. The new driveway and enlarged parking area would be formed using tarmac.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS	Development Principles
SS7	Cheadle Area Strategy
H1	New Housing Development
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

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
- 6: Building a strong, competitive economy
- 9: Promoting sustainable transport
- 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Cheadle Town Council

Cheadle Town Council have no objections to this development and would support the application in principle.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 29-Jul-2024

Current records show that there were no Personal Injury Collisions on Tean Road within 43m either side of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Tean Road. Tean Road fronting the property is a D classification road (Road No. D1196), is subject to a 30mph speed limit and serves residential properties. There are streetlights and directly fronting the property a footway.

Description of Proposal

Removal of existing attached garage, proposed side and rear elevation extension, widening of existing vehicular access, enlargement of existing front parking area, proposed double garage in rear garden, including driveway.

Comments on Information Submitted

The proposal is to construct extensions to the side and rear elevations of the property to provide a WC, utility room and extended kitchen to the ground floor and 2 bedrooms above. It is also proposed to demolish the existing attached garage and to construct a double garage in the rear garden with a driveway, parking and turning area to access the garage. The proposed garage's minimum internal dimensions are 7.5m wide by 8m long and meets with the minimum internal dimensions for a double garage as stated within Staffordshire Moorlands Parking Standards and Manual for Streets (MfS) which are 6m wide x 6m long. The current hardstanding/parking area and vehicular access (dropped kerbs) are to be extended across the frontage of the property. The boundary wall rear of the footway and lawn area are to be removed, the lawn will be replaced with tarmac as detailed in Drawing Number 24/696/05.

The property's footprint will increase from the current 3 bedrooms to 4. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space) for residents and visitors. There is sufficient off highway parking (garage and hardstanding) for a 4-bedroom property. The proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0323) subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Drawing Number 24/696/05 and surfaced and sustainably drained and kept as intended for the lifetime of the development.

Reason

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Important informative to be included on decision notice.

Please note that prior to the access crossing being widened, a Section 184 Notice of Approval from Staffordshire County Council is required. Please email trafficandnetwork@staffordshire.gov.uk for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Trees (SMDC)

No representations received.

OFFICER COMMENTS

Principle of Development

The application site is within the Cheadle Town Development Boundary. Cheadle is identified as a town within Local Plan policy SS7 where a range of developments can be supported in principle, ranging from housing, educational, health and employment growth. There are no 'in principle' objections to this application subject to all other material planning considerations being satisfied. In this instance the matters to consider are those of design and visual impact, neighbour amenity, highways/parking, and the fact that the application site is within an identified coal risk area.

Design and visual impact

Local and national planning policies require well-designed developments. The submitted plans confirm that all new facing brickwork and tiles will match those of the existing house, this is welcomed. The proposed extensions are acceptable in their design. The proposed matching hipped-roof, simple lean-to roof arrangements and proportions of new window and door openings relate well to the existing house. Although it is noted that this is a large addition, the bulk of it is located at the rear of the house, it would not detract from the principal elevation or existing character of the original dwelling. The ground floor side extension is set back from the principal elevation and, when viewed from the front of the property, will have a subordinate relationship with it.

The proposed extensions will have some visual impact beyond the application site, mainly this will relate to the neighbouring dwellings. The ground floor side extension will be visible from the public domain; however, it will have a minor impact upon the street scene due to its small size and it being set back from the principal elevation. Parts of the rear extension will likely be visible from the highway, but this is not considered to be an issue as the design of the extension is acceptable and the area does not have a uniform appearance in terms of dwelling designs/styles/sizes. Many surrounding properties have benefitted from extensions and alterations, including the dwellings on both sides of the application site. Of note is the fact that the neighbour at number 167 Tean Road has benefitted from a two-storey rear extension of very similar scale and appearance to that proposed within this application. Support of this scheme would not be adding anything new to the area in terms of the principal of an addition, and would not result in any street scene harm.

The proposed garage is of an acceptable design and the proposed matching facing brick and tiles are welcomed. The garage would have a roughly square-shaped footprint (8.6m x 8.1m), a pitched roof and two single garage doors which would be separated by brickwork. The building is simple in its design. Due to its rear garden position and the lower land levels, the garage will not be a prominent feature within the street scene. It is recognised that the building is large, but the domestic curtilage is also large and its (garage) construction will not result in any overdevelopment of the garden or plot as a whole. For the purposes of clarity, a land levels condition is considered reasonable to ensure that the building sits well within the site and does not become an intrusive/overbearing feature to neighbouring properties.

Neighbour amenity

There are no dwellings to the rear of the application site. There will be some impact upon the neighbours on each side of the application site, they are considered in turn as follows;

Number 167 Tean Road (south). This property has benefitted from many extensions and alterations and has recently benefitted from a ground floor rear extension with lean-to roof. The ground floor window, within the side wall of number 167 (and facing towards the application site) is not a principal window, this is shown on the plans approved as part of application SMD/2024/0047, as being a secondary opening within a large, open-plan, living/kitchen/family room. The main source of natural light comes from the set of wide, folding, glazed doors within the rear elevation. The Proposed Site Plan for the application property shows that the proposed two-storey section of the rear extension will not project beyond the rear wall of the two-storey extension at the neighbour's house (number 167). The proposed garage will not result in any overbearing relationship with the principal windows of number 167. Although it is a large building with a significant ridge height of almost 6m which could result in some overshadowing of neighbouring gardens, no.167 would be unaffected as it is to the south of the site.

Number 163 Tean Road (north). This property has also benefitted from extensions and alterations. There are no principal windows within the side wall of number 163. The ground floor window within the rear wall of number 163 (nearest to the application site) is not a principal window. The approved plans within application reference SMD/2020/0731 (and subsequent NMA/2021/0014), show the window serving part of a much larger family/kitchen/dining room area, with the principal opening being the wide bi-folding, glazed doors. At first floor level the approved plans show the first two windows within the rear wall as serving the master bedroom. The plans which are the subject of the application currently being considered, show that the proposed two-storey extension will project further back, beyond the rear wall of the neighbour at number 163. Although this is the case, it is noted that out of the two master bedroom windows, the largest opening is furthest away from the boundary and no 45 degree angles are breached. Similar to the neighbour at number 167, the proposed garage will not result in any overbearing relationship with any principal windows belonging to number 163. As noted above as it is a large building with a significant ridge height of almost 6m it could result in some overshadowing of the garden to no 163, as it is to the north, the neighbouring dwelling benefits from a substantial curtilage and therefore any loss of amenity as a result would be minimal. Regard must also be given to the fact that a substantial outbuilding of greater footprint could be erected under permitted development rights, albeit with lower overall height.

It is noted that no neighbour representations have been received. However, it is considered reasonable to include a condition to prevent any window openings being formed within either of the side walls, in the interests of neighbour amenity.

Highways/Parking

The application proposes the demolition of the front/roadside boundary wall, the removal of the lawn and their replacement with a full-width tarmac parking area. The full-width parking arrangement can be seen at neighbouring properties; therefore this part of the scheme is not adding anything 'new' to the street scene. The extensions and alterations would see the dwelling becoming a four-bedroom property, Local Plan policy standards require three off-road parking spaces for a four bedroom house. Four spaces can easily be achieved, the plot is large and the proposal includes the erection of a detached garage within the rear garden.

The Highway officer's comments can be read in detail within the 'Consultations' section of this report, essentially there are no objections to the scheme subject to the addition of a condition and an informative note.

Coal

The application site is located within a part of Cheadle that has been identified as a High-Risk Coal Development Area; therefore there are coal mining features and hazards which need to be considered both within and surrounding the application site. A Coal Mining Risk Assessment would not be required for this application as the Coal Authorities' 'Exemptions List' for the Risk Based Approach to Development Management identifies a householder application as one instance where an assessment is not required. In the event of planning permission being approved it is recommended that a coal related informative note is added to the decision.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within this report, it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 29.01.2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council