

The property is located on a town centre street in the Cheadle Conservation Area.

Permission is sought to convert the first floor into a one bedroom self contained apartment.

The most recent use of the first floor was that of offices with a staff wc and kitchen.

The ground floor of the property is a barber shop with traditional shop front.

The first floor windows will not be changed as part of the conversion.



Conservation Area

The heritage issue arising is its impact upon the significance (i.e. heritage interest and value) of the conservation area. There will not be any visual alterations to the property.

The contribution to the significance of the building is therefore low.

In planning terms, this harm is considered less than substantial, and therefore under national planning guidance is to be weighed against any public benefit delivered by the proposal. The public benefits in this case are securing a sustainable use for the building, in the form of a useable dwelling. The proposal thus is in accordance with the guidance, along with the local development plan, and approval should therefore be allowed.

Conclusion

In planning terms, the harm resulting from the scheme is considered less than substantial.

The proposed work is minimal. Where this is the case, paragraph 196 of the NPPF requires this to be weighed against any public benefit delivered by the proposal. The public benefit in this case is securing and enhancing a sustainable use for the building in the conservation area. The proposal is thus in accordance with national guidance along with the local development plan, and therefore approval should be granted.