

DELEGATED DECISION REPORT

SMD/2025/0076
Valid 18/02/2025

FLAT
23 HIGH STREET
CHEADLE

CHANGE OF USE FROM
OFFICE TO DWELLING

(FULL - MINOR)

MAIN ISSUES

- Heritage
- Living conditions

DESCRIPTION OF SITE

First floor over shop. Town centre location within the Cheadle Conservation Area. Scaled from plan the gross internal floor area appears to be c.73m². The application quotes a figure of 75m². It would have its own independent access via an exterior staircase to first floor level reached from the High Street through a gated passage to the side of the shop below.

PROPOSAL

The proposed change of use would create on one level at first floor a two-bedroomed / four person flat with a separate lounge, kitchen and shower room. A bin store space is indicated in the passage area and the application form refers to the yard space also being available for the purpose. Parking does not form part of the application but space for bicycle storage is indicated in the entrance passage. There is no reference to any associated garden or outdoor space.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 04.04.2025

Neighbour consultation period ends: 19.03.2025

Press Advert: 27.03.2025

Public Comments

None

Town / Parish Comments

Cheadle Town Council – none

SMDC Waste Collection

No issues regarding waste collections.

Staffordshire County Council Highways

None

SMDC Heritage Conservation

Following a desk-based assessment it is concluded that no technical advice or commentary is required from the Conservation specialist.

The development site is within Cheadle Conservation Area (which is a designated heritage asset). When considering the impact of a proposed development upon a Conservation Area, the application should be determined in accordance with the duties in s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, great weight should be given to the heritage asset's conservation, as stipulated in par.212 of the National Planning Policy Framework (2024) and the application should be determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

OFFICER COMMENTS

Principle of Development

In principle development is acceptable due to being within the town development boundary. This is also a highly sustainable location for residential accommodation due to its proximity to the supplies and services of a town centre position.

Design

There appear to be no exterior design changes proposed. The main issues to consider are the suitability of the interior in terms of its available space to support residential living.

Although the flat is at first floor level it is in effect single storey accommodation if the stairs access is excluded from the space assessment. For a two-bedroomed / four-person unit the NDSS would expect a minimum Gross Internal Floor Space of 70m².

At least one of the bedrooms should be a double or twin. To be accepted as a double or twin the bedroom must have a floor space of at least 11.5m². The larger (front) bedroom in this proposal scales as being c.19.5m² in area and the back bedroom scales as being 11.5m². Both rooms exceed the requirement for at least one dimension to be 2.75m (or 2.55m in a smaller double / twin).

Amenity

The above shows the interior space is fully adequate. For outdoor amenity the town's public park and recreation ground is within c.600m walking distance and there are routes to other nearby countryside such as via Park Lane a similar distance away to north west of the Parish Church. As no external changes are proposed there would be no impact on neighbouring properties or occupiers. The proposed change of use from an office to residential is considered to be appropriate in this mixed use town centre location and would have no amenity impacts.

Highway Safety

Although no allocated parking is available the highly sustainable location in terms of transport and readily available public town centre parking including directly to the rear make the proposal fully acceptable.

Heritage

Although within the Cheadle Conservation Area, with no exterior changes, there are no issues raised with regard to the character and appearance of the Cheadle Conservation Area.

Other matters

It is noted that there are skylights to the front roof slope. There is no indication in the submissions of any connection between the proposed accommodation and any attic space.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 28.04.2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council