

DELEGATED DECISION REPORT

SMD/2025/0097
Valid 24/02/2025

77 MONTROSE MILL ROAD
CHEADLE

TWO STOREY SIDE EXTENSION AND
SINGLE STOREY REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways/parking
- Coal

DESCRIPTION OF SITE

The application site is 77 Mill Road Cheadle, a detached, brick and tile dwelling sitting within a rectangular-shaped plot of land on the eastern side of Mill Road. The dwelling is orientated to face westwards, has a hardcore, off-road parking area at the front of the house and garden/patio area to the rear. Boundaries are marked by timber fencing, and there are no significant land level changes within the site.

For the purposes of planning policy consideration, the application site is located within the Cheadle Town Development Boundary, it is also within a low-risk, coal development area. The application site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered. Planning records show that the site is not within any flood risk zone.

PROPOSAL

The application is for a two-storey side and single-storey rear extension. Works involve the demolition of the existing attached garage. The side extension and ground floor rear extension will provide a 'leisure/dining room,' open-plan kitchen, and ground floor shower/utility room. At first floor level there would be a new bedroom and an extension to the existing bathroom. Existing bedroom 3 would become a dressing room, connected to the new bedroom. The house is currently a three bedroom dwelling, it will remain as a three bedroom dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS7 Cheadle Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

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

None received during the statutory consultation period.

Cheadle Town Council

No representations received during the statutory consultation period.

Severn Trent Water

No representations received during the statutory consultation period.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Mar-2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Mill Road within 50 metres either side of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Mill Road (Road No. C0009) a C classified road with a speed limit of 30 mph. There are footways and streetlighting along Mill Road. The property has 3 bedrooms and off highway parking (driveway). The current garage does not meet with Staffordshire Moorlands Parking Standards for a single garage (3m wide by 6m long) having minimum internal dimensions of 2.4m wide by 4.5m long.

Proposal

Two Storey Side Extension and Single Storey Rear Extension.

Comments on Information submitted

The proposal is for the construction of a single storey extension to the front elevation and a 2-storey extension to the side and rear elevations of the property. The proposed 2-storey extension will replace the current garage and create a leisure/dining room, larger kitchen and shower room with a bedroom and enlarged bathroom above. The proposed single storey extension will provide a porch and enlarge the leisure/dining room. Internal modifications will convert the current 3rd bedroom into a dressing room. The footprint of the property will remain at 3 bedrooms. The driveway can accommodate sufficient parking for a property of this size and no modification to its size is proposed or required. The submitted plan titled Block/Site plan also demonstrates that there is parking for 3 vehicles. The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number

SMD/2025/0097). It was noted at the site visit that the current parking area is constructed in gravel/stone. The applicant should consider a bound and porous material or a sustainably drained material or if the gravel/stone were to remain a border of setts a metre wide across the vehicle access should be provided to prevent the gravel/stone from being dragged onto the footway/highway.

OFFICER COMMENTS

Principle of development

The application site is located within the Cheadle Town Development Boundary. Local Plan policy SS7 refers specifically to Cheadle, it sets out the actions which could be supported to secure the aim of Cheadle becoming a significant service centre and market town. Policy SS7 supports a range of developments, including residential. The application raises no 'in principle' objections.

Design and visual impact

There are no concerns regarding the design of the additions. The side extension is proportionally sized, modest and subordinate, in relation to the existing house. The front wall of the extension would be set back at first floor level, the ridge height is lower than the existing and the front roof slope is set back from the existing/original. At ground floor level, the extension would cover part of the existing principal elevation in order to form a porch. There are no objections to the porch arrangement and no concerns regarding the design of the ground floor rear extension (hipped roof). All proposed windows and doors are suitably sized for their locations, ensuring a good solid to void ratio on the front and rear elevations.

The proposal will have visual impact beyond the application site as the dwelling is visible from the road. However, as there are no concerns about the design/size/shape of the addition, this is not considered to be a problem. The application is for a proposed residential development within a well-established residential area where other properties have benefitted from extensions and alterations.

The submitted plans state the intention of using matching bricks and tiles; this is welcomed and can be secured by a suitably worded condition.

There are no objections to the demolition of the chimney, it is not considered to be a visually important feature of the dwelling and its loss will not harm the street scene.

Neighbour amenity

There are no issues with any of the properties on the western side of the application site (across the road), due to the presence of the highway and suitable separation distances. There are dwellings to the rear of the application site, these are two-storey dwellings and as such no 'one-way' overlooking will occur, in any case the new upper floor window will serve a non-principal room; a bathroom. There are no overlooking and/or overbearing issues in respect of the dwelling to the south (number 79).

The main property to consider is that of the bungalow to the north, number 75a Mill Road. Number 75a is a detached bungalow. The side wall of number 75a contains a door and a separate window and there is a window within the rear elevation of the bungalow. A site visit has confirmed that the window within the side wall of the neighbouring bungalow (facing towards the application property) serves a bathroom (non-principal and therefore not considered as part of the Space Around Dwellings standards), and that the rear window is a bedroom window. The architect has submitted a plan to demonstrate that the proposed extension would not breach the 45 degree vertical angle when measured from the mid-point of the bedroom window, this relationship is therefore satisfactory. It is noted that there will be a breach of the 45 degree horizontal angle measured from the mid-point of the neighbours bedroom window, however the breach would be minimal and it was noted at the site visit that there is a boundary fence and the neighbours shed which would obstruct much of the view of the proposed ground floor addition. In this instance, it is considered that the amenity impact would be minimal. No representations have been received from neighbouring properties.

Highways/parking

The existing dwelling is a three bedroom property. Construction of the extensions will not have any bearing upon the number of bedrooms, the total will remain at three. The adopted parking standards require two off-road parking spaces. This standard can already be met at the front of the property. The County Highways officer has confirmed she has no objections to the application, stating that the

proposal will not have a detrimental impact on the adopted highway. The Highways officer comments that the applicants may wish to consider a bound and porous surfacing material for their parking area, however it is not requested as a condition.

Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 13.05.2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council