

DELEGATED DECISION REPORT

SMD/2025/0147
Valid 26/03/2025

94 ATTLEE 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
- Coal (Development High-risk area)

DESCRIPTION OF SITE

A two-storey, semi-detached, hipped roof, brick and tile dwelling, occupying a roadside location within Cheadle. The dwelling benefits from external amenity space at the front and rear of the house, including off-road parking. Boundaries are marked by fencing. The application property sits within a well-built up residential area with dwellings to the north, south, west and east.

For the purposes of planning policy consideration, the application site is located within the Cheadle Town Development Boundary. The site does not form part of any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The application seeks 'Full' planning permission for the erection of a two-storey side and single-storey rear extension. The side extension would provide a sitting room at ground floor level and a bedroom with ensuite at first floor level. The dwelling would therefore become a four bedroom house. The side extension would have a hipped roof and staggered footprint due to the shape of the plot and the presence of the boundary. The rear extension would project 3m out from the rear wall of the house and have a lean-to, sloping roof. The submitted drawings do not provide details about proposed construction materials, however the application form states bricks, tiles and white upvc windows and doors to match those of the existing house.

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
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

Three representations received objecting to the proposed extensions. The representations are summarised as follows;

- Loss of privacy to surrounding properties including bedrooms and gardens;
- Overbearing impact upon surrounding properties. Proximity to the boundary
- Not in keeping with the scale or character of surrounding dwellings
- Extension is excessive in size
- Street scene impact and set precedence
- Likely to block natural light to nearby windows and gardens including in the afternoon and evening
- Rear extension will reduce light entering neighbours kitchen window
- Large solid wall along the boundary reducing openness and making neighbour's rear garden feel enclosed
- Restricting of views
- Overshadowing
- Noise and dust disruption to residents
- Increased traffic from construction vehicles and therefore highway safety impacts
- Health impacts from construction dust
- Stress upon the family pet from noise
- Unsafe environment if the fence is to be removed and replaced with a solid wall.

Cheadle Town Council

Cheadle Town Council note that representation has been made by local neighbours in terms of this proposal, which are supported by the Town Council, and the Committee felt that the size and scale of this proposed development would have an adverse visual impact on neighbouring properties and local services.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Personal Injury Collisions

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

Background

The property is located on Attlee Road (Road No. D1150) an unclassified road with a speed limit of 30 mph. Attlee Road has streetlights and footways and serves residential properties. The 3-bedroom property currently benefits from off highway parking (driveway).

Description of Proposal

Two storey side extension and single storey rear extension

Comment

The proposal is to construct a 2-storey extension to side elevation of the property to provide a sitting room with a bedroom with WC above. A single storey extension to the rear of the property will create an enlarged kitchen. The footprint of the property will increase from 3 to 4 bedrooms. Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. The submitted site plan only states parking for 3 vehicles, a plan detailing sufficient parking (3 spaces with each space being 2.4m by 4.8m) to meet with the Parking Standards is required. It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0147) subject to the following condition:

Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following has been submitted to and approved in writing by the Local Planning Authority:

- A revised plan showing 3no.car parking spaces (2.4m by 4.8m each space).

The parking shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such 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.

Environmental Health

No objections subject to conditions

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 relating to the design or wider visual impact of the proposed extensions. The extensions would be constructed using matching building materials. The side extension would have a hipped roof, in-keeping with the style of the existing house. The side extension would also be subordinate in size with the front wall and roof slope being set back from the existing principal elevation of the dwelling. There are no concerns regarding the shape of the rear extension, the rectangular footprint and sloping roof will result in a simply formed extension.

The fact that the side extension will be viewed from the public highway is not a concern. It has already been established that the extension is of an acceptable design in its own right, a side extension is not an unexpected feature within a residential area. Many of the surrounding dwellings are semi-detached, two-storey dwellings, the proposed hipped roof side extension would not result in a loss of the hipped roof character. It is noted that a more recently constructed, detached dwelling has been erected at the junction of Attlee Road and Station Road which adds some variation to the street scene in terms of design, including gables and construction materials.

Neighbour amenity

Representations from residents and Cheadle Town Council have been taken into consideration; there are objections to both the side and rear extensions. These are discussed in turn as follows:

Rear extension

The attached dwelling (92 Attlee Road) has a window within the rear wall which appears to be a principal window. The representations received from the neighbour at number 94, indicates that the window serves a kitchen, this would mirror the room arrangement of the application property. Comments from the neighbour indicate concerns regarding loss of light and resultant sense of enclosure within the rear garden, these concerns are noted. It must be considered that Permitted Development Rights appear to be intact for the application dwelling. The rear extension would be constructed using matching bricks, tiles and upvc frames, and together with the 3m projection from the rear wall, the eaves height, the approximate 3.8m overall height and no previous extensions, it appears that this part of the development is Permitted Development. This is not of course a legal/formal/binding determination/view of the Local Planning Authority that the rear extension is indeed Permitted Development, a lawful development certificate would be required to do that, reference is made to this matter as a significant material consideration in the determination of this application. For these reasons there are no material planning objections to the rear extensions. Unfortunately loss of a view (referenced by the occupant of another dwelling) is not a material planning consideration.

Side extension

There are no objections to the side extension in terms of overlooking as the proposed principal windows would be located on the roadside fronting elevation where face-to-face window relationships already exist via the established pattern/layout of the street. Openings within the rear wall of the extension consist of a doorway at ground floor level and a WC window at first floor level. The proposed rear elevation drawing shows dots in the WC room glazed window, indicating obscure glazing, however obscure glazing could be conditioned in the event of planning permission being approved. No windows are proposed at first floor level within the side wall of the extension, a condition could be added to ensure no openings are formed in the future, in the interests of preventing any overlooking. A small window is proposed at ground floor level which would serve the sitting room. Again the plans indicate obscure glazing, however this window would be looking directly towards the boundary fence and would not harm neighbour amenity by reason of overlooking. The sitting room (side window) does not appear to be required for the purposes of a view, rather it appears to be required for the purposes of providing natural light.

The side extension is shown on the submitted plans as being 750mm away from the boundary which runs along the rear of numbers 23, 25 and 27 Station Road. The Councils adopted Supplementary Planning Guidance 'Space About Dwellings' is taken into consideration. The adopted standards state that 'privacy is not only achieved by space between dwellings but by the design of the houses' and 'their inter-relationship.' The document states that the amenity standards are the 'minima to be applied as guidance on flat sites.' The 'distance required between the principal window on the rear elevation of a dwelling and a flank wall of a neighbouring dwelling where the flank wall has no principal windows or has obscurely glazed or high level windows is at least 14m.' The submitted Site Plan shows that there would be an approximate 9.5m separation distance from the rear (two-storey section) wall of number 27 Station Road, to the nearest part of the proposed extension side wall. The plan also shows an approximate 10.5m separation distance between the rear wall of number 25 Station Road and the side wall of the proposed two-storey side extension. The separation distance standard is therefore breached and as a result of the close proximity of the buildings there would be an unacceptable neighbour amenity impact in terms of the extension being an overbearing structure close to the boundary. The orientation of the properties also means that afternoon/evening sunlight could potentially be restricted.

Highways

The application proposes an additional bedroom, changing the property from a three to a four bedroom house. The Staffordshire Moorlands Local Plan parking standards require three off-road parking spaces to serve a four bedroom house. The County Highways officer has no objections to the application, and detailed comments can be seen within the 'Consultations' section of this report. The Highways officer requests a condition to secure plans showing and providing three off road parking spaces.

Coal (Development High-risk area)

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.

Other matters

Reference has been made within some of the objection representations to matters of noise, disruption, dust control and increased traffic from construction vehicles. The Council's Environmental Health officer has reviewed the scheme and raises no objections to it. Environmental Health related conditions have been suggested and include restricting the times/days in which noisy demolition/construction activities can take place, as well as controlling matters of noise, waste disposal and dust.

The County Highways officer has not objected to the scheme. It is noted that there may be an increase in vehicular movements during the construction phase, however this is the case with other development proposals. Movements from construction vehicles will be temporary and there is no exemption for them from highway safety rules.

CONCLUSION / PLANNING BALANCE

The application is recommended for refusal on the basis of its size, close proximity to the property curtilage and resultant overbearing impact upon the rear windows and garden areas of the nearby Station Road dwellings. The proposal breaches the separation distance regarding rear elevations and flank walls, as referenced within the councils adopted Space about Dwellings (Supplementary Planning Guidance) standards. The application therefore proposes a form of development which is contrary to the Space About Dwellings standards and the aims of Local Plan policy DC1 which seeks to secure developments which are '*designed to respect the site and its surroundings*' and '*protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.*'

OFFICER RECOMMENDATION :

Refuse

Case Officer: Lisa Jackson

Recommendation Date: 20.05.2025

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council