

DELEGATED DECISION REPORT

SMD/2025/0213
Valid 28/04/2025

2 HAMMERSLEY HAYES ROAD
CHEADLE

PROPOSED TWO-STOREY SIDE
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

A two-storey, semi-detached, white/cream rendered dwelling with off-road parking to the front and rear of the house. For the purposes of planning policy consideration, the application site is located within the Cheadle Town Development Boundary. The site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

A two-storey, side extension to provide a garage/covered parking space on the ground floor and a bedroom and ensuite at first floor level. External walls would have a rendered finish, and the application form states tiles to match existing. Windows would be restricted to the front and rear elevations.

For the purposes of clarity the design of the proposed extension has been amended. The application is considered based on the scheme shown on drawing reference PL(0)02 Rev B.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
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

No comments received during the statutory consultation period.

Cheadle Town Council:

No comments received during the statutory consultation period.

Kingsley Parish Council

No comments received during the statutory consultation period.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 16-May-2025

Personal Injury Records

Hammersley Hayes Road is a private road Staffordshire County Council do not hold records of Personal Injury Collisions on private roads.

Background

The property is located on Hammersley Hayes Road. Hammersley Hayes Road is a private road with streetlights but no footways. The nearest adopted road is Froghall Road (Road No. A521) an A classified road, subject to a speed limit of 30 mph with footways and streetlighting. The property has 2 bedrooms and off highway parking (driveway and garage).

Proposal

Proposed two-storey side extension.

Comments on Information submitted

The proposal is for the construction of a two-storey extension to the side elevation of the property. The extension will create a garage with a master bedroom above. Staffordshire Moorlands Parking Standards state the minimum internal dimensions for a single garage are 3m wide by 6m long, the proposed garage at 3.4m wide by 6.1m long meets with the Standards. The footprint of the property will increase from 2 to 3 bedrooms. The Parking Standards state for a 3-bedroom property 2 parking spaces (2.4m x 4.8m each space) is required. The current driveway and the proposed garage are sufficient in space to accommodate parking for 2 vehicles. The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2025/0097). Note to Planning Officer:- The red outline plan does not connect with the adopted 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 proposed side extension, it is proportionally sized, modest and subordinate, in relation to the existing house. Although only by a small amount, the front wall of the addition would be set back from the principal elevation, there would be a break in the roof plane (set back) and the ridge height would be lower than the existing. The scheme therefore complies with the councils adopted design guidance. The proposal has been changed and sees the omission of an eaves intersecting dormer which would have been out of character with the simple, uninterrupted eaves line of the existing house. Furthermore, the property does not have any existing dormer features. The applicant(s) also propose a render finished for the entire extension, this is welcomed as it would match the existing render finish, the previous scheme proposed brick at ground floor level which appeared out of place. There are no issues with the size of the proposed windows and a good 'solid to void' ratio is maintained.

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 simply for a domestic extension within an established residential area.

Neighbour amenity

No issues in respect of the attached dwelling (number 1 Hammersley Hayes Road), this is a side extension application and will therefore have no unacceptable overbearing/overlooking impacts. There are no amenity impact concerns relating to dwellings across the road due to the separation distance and the dwellings already facing each other. The extension would be seen from within the grounds of the properties to the rear; however, the extension is not proposing any principal rooms at the rear, the two windows would serve an ensuite and a dressing room. It is noted that neighbouring dwellings do not back onto the application site in the typical 'garden to garden' arrangement, rather there is open ground, a footpath and then a terraced row frontage which sits behind railings and a small, grassed area. There are no overlooking concerns in respect of the properties to the rear.

Consideration is also given to the dwelling to the east, number 3 Hammersley Hayes Road. Number 3 has an attached, flat roof garage at the side of the house and two windows at first floor level within the side wall. The two first floor side facing windows mirror the applicants own dwelling in that they do not appear to serve principal rooms. There are no issues in respect of impact upon any windows within the rear elevation of number 3 as the proposed extension would not project beyond the rear house wall. At the front, number 3 has a ground floor window in the same position as the application property. Measured on plan view there does not appear to be any 45-degree angle issues, in terms of impact upon said window. In any case, there is a good separation distance between the proposed extension and the neighbours window due to the drive and attached garage.

Highways

The scheme proposes the addition of a bedroom which will change the property from a two bedroom to a three-bedroom house. The Council's adopted parking standards require two off-road parking spaces for a three-bedroom dwelling. It is clear that the site would be able to provide the required parking spaces within the drive and the proposed garage. The County Highways officer confirms there are no highways related objections.

Coal (High-risk area)

The application site is located within an area 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

It is recommended that the application is approved. There are no design, visual impact, neighbour amenity or highways objections to the scheme. Conditions to secure a suitable render finish and to prevent any additional windows within the first floor side elevation (to prevent any overlooking) are considered reasonable.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 23.06.2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council