

DELEGATED DECISION REPORT

SMD/2025/0199
Valid 22/04/2025

OAST HOUSE
CHEDDLETON HEATH
ROAD
LEEK

PROPOSED TWO STOREY
EXTENSION ON FOOTPRINT
OF EXISTING GARAGE,
PROPOSED SINGLE STOREY
REAR EXTENSION AND
PROPOSED ELEVATIONAL
ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity

DESCRIPTION OF SITE

Individually designed detached dwelling in contemporary styling approved in 1970. The property stands on a slight rise relative to its neighbours but in line with the general arrangement of detached dwellings of varying styles along the south side of Cheddleton Heath Road. The property is set well back from the road in a generous plot behind a sylvan frontage. There is a high stone frontage wall and broad verge. To the rear of the house the land dips away to a prominent woodland copse.

The dwelling is in effect a dormer bungalow built in brick to just below eaves level. Large box form dormers appear at the front and rear as shown on the 1970 approved drawing (image on file). These are annotated as being finished in dark grey asbestos boarding, though this has in more recent years been replaced with upvc boarding in white. The pitched main roof slopes are finished in clay tiles as in the 1970 drawing.

To the left of the dwelling as viewed from the road is an integral flat roofed double garage contemporary with the original building, again as shown on the 1970 drawing. The LPA is aware that prior to the recent temporary panel board closure across the front, the garage was open-fronted with neither walling nor doors in the opening.

PROPOSAL

Broadly the proposed development comprises three elements. A pitched roof continuation of the existing roof is proposed over the double garage. In a revision to the plans as first submitted this is now shown set down and set back relative to the front. Existing dormers to front and rear are proposed to be re clad in 'millboard' burnt cedar in place of white upvc and some changes to fenestration are also proposed. An

additional dormer is proposed on the rear slope of the extended roof slope over the garage and this is proposed to have an angled facing elevation so that it is turned further west of south, no doubt for better light and solar gain.

Biodiversity Net Gain (BNG)

There are no biodiversity net gain requirements with this application as there is no extension of development outside of the existing building ground plan and no currently vegetated ground would be affected.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (2023)

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

LUDC 1970 – original approval

CONSULTATIONS

Publicity

Site Notice expiry date: 05.06.2025

Neighbour consultation period ends: 19.05.2025

Press Advert: N/A

Public Comments

One representation in support from the occupier of Glengore the adjacent dwelling to the east:

- The plan appears to be in keeping with the original architectural vision of the designer of the property, who had it for many years as his home. It is also similar to other properties on the road and thus in keeping with general makeup of the Cheddleton Heath. Cheddleton Heath has a wide range of houses and house styles, across a wide demographic, having been built throughout most of the last century and this will be a welcome transformation of the house. It should be noted that the current owners have gone out of their way to keep us informed of their plans and we are aware of a number of positive revisions before the submitted plans.

Town / Parish Comments

Cheddleton Parish Council – no objection

Staffordshire County Council Highways

No highways issues. Acceptance recommend. Scheme is noted as being a proposed two storey extension on footprint of existing garage; proposed single storey rear extension and proposed elevational alterations. Application is for extensions. There is adequate space within the site to accommodate parking. Access is existing and is unaffected by the proposal.

Current records show that there were no Personal Injury Collisions on Cheddleton Heath Road within 50m either side of the property access in the previous five years.

OFFICER COMMENTS

Principle of Development

As a proposal involving extensions and alterations to an existing dwelling the principle of the development is primarily confirmed by the extant permission. Relevant policy SS10 for the Rural Areas provides at SS10(1) for:

“...extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred”.

The main issues therefore are matters of design including any implications for neighbours and street scene.

Design

Front

At the front of the dwelling the proposed first floor extension over the existing double garage has been set back and made subordinate to the existing main building roof. The existing pitched roof presents a c.13.4m length to the front aspect and that over the garage would add c.7m or approaching half as much again. Whilst this is a substantial addition it is judged to complement and stand sympathetically with the host dwelling and can be found acceptable on this basis.

Various alterations to fenestration across the front elevation including the insertion of the garage door are not considered problematic. Indeed the added windows to the front dormer helpfully alleviate the prominent and stark blankness of the current structure.

Whilst timber cladding (and similar imitation / composite material) is discouraged by the SMDC design guide, the proposed change to the cladding from white upvc to "millboard burnt cedar cladding" would result in a dark outward surface appearance with a wood grain patina, which would be more in keeping with the brickwork and surrounding area and would certainly appear less stark, particularly given the extent of the existing upvc. Exceptionally in this case it is found to be acceptable.

Rear

Similar works would take place at the rear. In addition the existing (original) build out of single storey flat roofed brick storage would be re-configured and consolidated into a c.5.0m width whilst retaining a similar 5.0m rearward projection to the existing.

An additional dormer on the new rear roof slope of the garage would at its west end project to the same dimension as the existing dormer on the main original dwelling. The dormer elevation is then shown to diverge outwardly to a greater projection (by c.1.0m) at its eastern end. In common with the existing dormers this would be of flat roofed design. It is likely there would be some glancing visibility of the new rear dormer side elevation in views from Cheddleton Heath Road but at the set-back distances involved (some 25m to 30m) this is unlikely to be prominent.

Roof materials

For the extension over the garage the proposal plans refer to proposed "concrete tile to extension roof as existing". The appearance of the existing roof slope is potentially that of a traditional style clay tile. Given this uncertainty it would be recommended to require roof materials be submitted for approval by condition.

Amenity

There are not seen to be any adverse implications to consider in relation to the adjacent neighbour to the west at 'New House'. Whilst the development would result in an increased built mass at first floor level on the side adjacent to 'Glengore' to the east, there would be no new sense of (or actual) overlooking. No window is proposed in the new overlooking gable for example. The new gable is at sufficient spatial separation of some 12m from the main dwelling at Glengore so that it should not be found overbearing for occupiers at Glengore.

Highway Safety

Based on the HA comments there are no issues arising.

CONCLUSION / PLANNING BALANCE

The scheme involves sizeable additions but at the same time these changes have been modelled in concert with the original building and they can be found acceptable for this reason.

It is disappointing to find that the proposed cedar wood cladding is in fact a polyurethane composite but it must also be acknowledged that this property appears to have begun life with an asbestos cladding board in the 1970s, later replaced with its present white upvc.

The existing dwelling is somewhat unconventional and of its time and the additions are intended by the applicant to continue in the 'spirit' of the original building. Cheddleton Heath Road exhibits an especially mixed catalogue of properties from humble and low key through modest later 20th C examples with amongst them a number of individually designed custom built dwellings. More latterly some arguably less-successful designs have come to dominate parts of Cheddleton Heath Road but this proposal can reasonably be judged one that keeps within its bounds.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 12.09.2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council