

DELEGATED DECISION REPORT

SMD/2025/0353
Valid 01/08/2025

16 FRIARS CLOSE
CHEADLE

**TO BUILD A GARAGE IN
FRONT OF THE HOUSE ON
THE DRIVE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the area
- Impact on the amenity of residential neighbours
- Impact on Highway Safety

DESCRIPTION OF SITE

Friars Close is a residential cul-de-sac of individually designed properties built into the hillside, sloping both from the south up to north along the road and from the west down to the east. The character of the street takes advantage of this land profile, giving an attractive appearance of pleasantly designed individual dwellings, each in spacious plots. The application property is set below the height of the road and well back from the street but is clearly visible from the turning head at the end of the cul-de-sac, being framed in view behind the walls on the frontage. It has a simple appearance, which is both attractive, unobtrusive and complements the other properties in the street.

PROPOSAL

This application seeks approval for the construction of a detached garage to be built from rendered block work, with a tiled full pitch roof, and to include a grey anthracite garage door. The garage would be built on the driveway, less than 1.5m from the front of the bungalow's principal elevation. It would have a square 5.5m x 5.5m footprint, a total height of 3.2m to roof ridge, and an eaves height of 2.2m.

The applicant has previously had planning permission refused to build an oak framed car port (SMD/2018/0474) that would have been of a similar size and positioning to the garage that is proposed with the current application.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

78/06354/OLDDC Details of detached bungalow. APPROVED

SMD/2018/0474 Proposed wooden carport on the drive. REFUSED.
SMD/2019/0618 Proposed dormer on front of house. REFUSED APPEAL
DISMISSED

CONSULTATIONS

Publicity

Neighbour consultation period ends: 26th August 2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheadle Town Council: No response

Staffordshire County Council Highways

Conditional

Site Visit; 22/08/2025

The 3-bedroom property currently benefits from a garage and a driveway. Although the current garage is not identified or dimensions given on submitted plans, it was noted at the site visit there is a roller shutter garage door on the front elevation of the property.

The proposal is for the construction of a detached garage. The proposed garage's external dimensions are 5.5m wide x 5.5m long this does not comply with the minimum internal dimensions as stated within the Staffordshire Moorlands Parking Standards for a single garage which should be 3m wide by 6m long or a double garage of 6m wide by 6m long.

A 3-bedroom property to meet with the Staffordshire Moorlands Parking Standards requires 2 parking spaces (2.4m x 4.8m). Having scaled from the submitted plans it is considered there is sufficient room on the remaining driveway to accommodate parking and therefore comply with the Parking Standards.

Access to the proposed garage will be via the existing vehicular access/driveway to Friars Close, no amendments are proposed or required.

The proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0353) subject to the condition that the garage shall not be converted into additional living space.

OFFICER COMMENTS

Principle of Development

The dwelling is situated in an established residential area within the Cheadle town settlement boundary, as defined by the SMDC Local Plan. Here, Local Plan area strategy policy SS7 applies. The policy generally provides support for well designed householder development to meet local housing needs, providing the development complies with Local Plan design policy DC1 and the guidance contained within the Council's Design SPD.

Design and Impact on Character and Appearance of the Area

SMDC Local Plan Policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character of the area in line with the Council's Design Guide SPD. In particular, new development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.

While the properties on Friars Close are differing dwelling types, they are all set back from the roadside to the rear of driveways and in most cases have integral garages incorporated into their principal front elevations which contain front doors, windows and their most attractive architectural appointment. Detached garages to the front of properties are not common to the area or street scene.

The applicant's dwelling is set down at a lower level to the driveway and road level. A rendered wall with a gate has been erected across the front of the property. From the roadside, however, the edge of the roof, its eaves, and the top of the window and doors details are apparent, above the wall, to the extent that it obviously presents as the front elevation of the dwellinghouse set back behind a driveway.

The proposed garage would be a large functional building, bereft of architectural detail, that would be positioned prominently and dominantly to the front of the dwelling's principal elevation. The detached garage would be close to the edge of the turning head, occupying and concealing a significant proportion of the dwelling's front elevation and its architectural appointment.

The garage, therefore, which would be at odds with the open character of the street scene, it would be a prominent and dominant functional building that would be at odds with and detrimental to the rhythm, architectural arrangement, and character of the area and street scene. The adverse impact here is exacerbated by the raised level of the driveway adjacent to the road and above the front of the dwelling. By virtue of the height, massing and siting of the garage relative to the host dwelling the development would appear unduly prominent, over dominant and disproportionate in scale. This application is therefore considered contrary to Local Plan policy DC1.

Amenity

Local Plan policy DC1 seeks to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed garage is to be located adjacent to the north site boundary, shared with no 15 Friars Close. The site boundary is served by a mature Laurel hedge that does not fall under the ownership of the applicant. A colleague, in their dealings with a previous application to provide a car port in this location, viewed the site from the nearest habitable room windows serving no.15. They were able to conclude that a laurel hedge to the site boundary would mitigate much of the impact that would be imposed by the structure and that although the car port would have had a height of

3.6m, the structure would not cause a loss of light or have a significantly overbearing impact.

The proposed garage would have a reduced ridge height at 3.2m. It is not considered that the proposed garage would have a greater or different impact on the neighbour's amenity and that overall, it would not have an unacceptable impact on the neighbour's amenity.

CONCLUSION / PLANNING BALANCE

Householder development that because of its size, positioning, height and functional appearance would be harmful to local distinctiveness and the character and appearance of the area. There would be conflict with Local Plan Policy DC1, the Design Guide SPD, and the terms of the NPPF.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 26th September 2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council