

DELEGATED DECISION REPORT

SMD/2025/0262
Valid 19/09/2025

44 THE GREEN
CHEADLE

**ERECTION OF A TWO-
STOREY SIDE EXTENSION TO
PROVIDE ADDITIONAL LIVING
SPACE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The proposed site comprises a detached brick, render and tile dwelling and its associated curtilage, situated in the Cheadle West Ward. The site is within the Cheadle Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is bounded by neighbouring dwellings to the North, East and West. No. 42 The Green lies to the East of the proposed site and No. 46 The Green is situated to the West. The rear curtilage of the site adjoins the curtilage of Katralee, No. 2 Boundary View to the North. The Green highway runs adjacent to the proposed site along the Southern curtilage.

PROPOSAL

The proposed development comprises a two storey side extension to the dwelling. The proposed extension would allow for a larger kitchen / dining / sitting area, a study, a boot room and a W/C on the ground floor and two larger bedrooms (one with an ensuite bathroom) on the first storey. The proposed extension would be constructed from materials including red facing brick, natural slate tiles and timber-framed double-glazed windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14

Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1982/0271 – Extension to form bathroom. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 08/11/2025

Neighbour consultation period ends: 07/11/2025

Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Cheadle Town Council.

Staffordshire County Council Highways

The proposal is for a 2-storey extension to the side elevation of the property. The extension will provide a study and seating area with a master bedroom above. The current 3 bedrooms will be reconfigured to create 2 larger bedrooms.

The property footprint will remain at 3 bedrooms.

The proposed extension is to be constructed within an area that currently houses a garden shed and greenhouse.

The proposal does not increase the number of bedrooms, nor does it have a negative effect on the current parking arrangements, therefore, the proposal would not have a detrimental impact on the highway. I have no objection (application number SMD/2025/0262).

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Cheadle. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS7, new development should be directed to the most sustainable locations. The site lies within the market town of Cheadle, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Although the proposed side extension would add a two storey element to the Eastern side elevation of the dwelling, the proposed extension would reflect the style of the existing building. The maximum height of the proposed side extension would be set down from the parent building, thus it would be considered appropriate development in accordance with the Council's Design SPD, as it would be subordinate to the parent dwelling. The two storey side extension would be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling.

The windows of the host dwelling have a predominantly vertical emphasis, particularly at first storey level. Initially, the first storey windows on the proposed extension appeared a little squat in comparison with the first storey windows of the host dwelling, not having the elongated proportions which the existing fenestration on the dwelling has. Furthermore, whilst the windows on the existing dwelling have heads and cills, the windows on the proposed extension did not initially have heads and cills. Therefore, the fenestration was not considered to be completely characteristic of the fenestration of the host dwelling.

Upon raising these issues with the applicants, revised plans were submitted to the Council, elongating the first storey windows to give them a more vertical emphasis to be reflective of the first storey windows on the host dwelling. Furthermore, heads and cills have been added to the proposed windows, reflecting the character of the fenestration of the host dwelling. Based on the amended plans submitted, the design of the scheme is now considered acceptable.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Red facing brickwork, natural slate tiles and timber-framed double-glazed windows would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by No. 42 The Green to the East and No. 46 The Green is situated to the West. The rear curtilage of the site adjoins the curtilage of Katralee, No. 2 Boundary View to the North. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The proposed two storey extension would be within closer proximity of the neighbouring dwellinghouse at No. 42 The Green. The proposed extension would align with the side elevation of No. 42, therefore it is clear that there would be no breach of the 45 degree rule to the closest rear or front windows belonging to this neighbour. Notably, there are two small windows on the side elevation of No. 42, one at ground floor level and one at first storey level. Both of these windows appear to be obscure glazed. Although the proposed two storey extension could have an impact on these windows in terms of loss of light, the Council would not seek to protect them, as they are obscure glazed and therefore are not considered to serve primary, habitable rooms.

There would be no windows on the side elevation of the proposed extension which would face towards the neighbours at No. 42. Whilst the new first storey rear window could create an element of additional overlooking into the rear garden of No. 42, this is typical in the suburban type of environment which the site sits amongst. Therefore, it is not considered that the privacy amenity of the neighbours at No. 42 would be detrimentally impacted as a result of the proposed extension.

The proposed two storey side extension would be located on the Eastern side elevation. As the neighbouring dwellinghouse at No. 46 The Green is positioned to the West of the site, the two storey extension on the Eastern side elevation will be tucked behind the host dwelling on the opposite side to the neighbour. Furthermore the distance between the proposed two storey extension and the neighbouring dwelling would eradicate any chance of overshadowing which could be caused as a consequence of the erection of the proposed extension, due to a breach of the 45 degree rule not being possible.

There would be no windows on the proposed extension which would face towards the neighbours at No. 46 The Green. Therefore, it is clear that the privacy amenity of the neighbours at No. 46 would not be detrimentally impacted by the proposed extension.

Due to the approximately 14.30 metre distance between the proposed extension and the neighbouring dwelling at Katralee, No. 2 Boundary View, there would be no detrimental shadowing / loss of light impact on this neighbour. Although the proposed rear fenestration on the extension would not be far enough away from the closest elevation of Katralee to comply with the 22 metre guideline in the Space About Dwellings SPD, these windows would not create any overlooking issues over this neighbour. The common boundary treatment between the site and Katralee would be substantial enough to eradicate any overlooking as a consequence of the new ground floor rear window. Furthermore, although the first storey rear window could cause an element of overlooking, this is typical in the suburban type of environment which the site sits amongst and is no different to the existing situation..

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling, instead the existing three bedrooms would be reconfigured to increase the size of two of the bedrooms. Therefore, no additional off-highway parking space would be required for the number of people inhabiting the dwellinghouse. Furthermore, as the proposed extension would be to the side of the dwelling, the available off road parking on the front driveway would not be compromised. Staffordshire County Council have reiterated this point, stating that they have no objections to the proposed development.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 12/11/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council