

DELEGATED DECISION REPORT

SMD/2025/0395
Valid 11/09/2025

49 TOWN END
CHEADLE

TWO STOREY SIDE
EXTENSION, REAR SINGLE
STOREY EXTENSION AND
REAR RAISED PATIO

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a traditional two storey red brick early 20th C roadside semi-detached dwellinghouse with narrow linear garden, with a concrete parking area to the side. To the rear, there is an existing raised patio area. The boundary treatments to the rear are primarily a 6-foot wood panel fence for the first few metres from the rear elevation, and then a 6-foot laurel hedge. The southerly ends of the gardens back on to the rear gardens of a modern 20thC cul-de-sac of bungalows and two storey dwellings, Ash Tree Hill. To the east of the application site is a bungalow development accessed from Lid Lane, a side road to Town End. The site is within the Cheadle Development Boundary.

PROPOSAL

The application seeks permission for a two-storey hipped roof side extension to replace an existing single storey side extension, a single storey lean-to rear extension, and a raised patio area. The extensions and patio will be finished in brick to match the existing. The proposal also includes the alteration to the existing first floor rear window, by reducing it in size.

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

Paragraph(s) 1 -14, 47, 109, 131, 135, 139.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2019/0208. DESCRIPTION: Proposed annex to the rear of 49 Town End, Cheadle. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Cheadle Town Council have no objections to this application and would support the Application in principle.

Staffordshire County Council Highways

Acceptance.

OFFICER COMMENTS

Principle of Development

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. The site is within the Cheadle Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to 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, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposal is considered to be in keeping and subordinate to the host dwelling. The side extension has a hipped roof to match the existing, which is set down from the original roof ridge, and matches at the eaves level. The rear extension is a single storey lean-to, which is also considered subordinate and in keeping. The proposed rear raised patio is a continuation and extension of the existing raised patio which is being replaced by the lean to. In terms of design, the patio is larger and extends further into the garden than the existing. Overall, the proposed development is considered acceptable in terms of design, and therefore complies with Policy DC1.

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 site is bounded by no.45 Town End and Greystones to the east, no.10 Ash Tree Hill to the south, and 51 Town End to the west. Due to the significant degree of separation between the properties, it is not considered that there would be an impact on the amenity of Greystones or no.10. The proposal would have an east facing window towards no.45, however as this is a bathroom window it shall be conditioned that this is obscure glazed to protect the amenity of both the applicants and no.45.

In regards to no.51, the proposal would have some amenity impact due to the raised patio and the lean-to in relation to the neighbouring conservatory. However, due to the lean to, the raised patio is pushed further away from the neighbouring conservatory, which is considered to be an improvement to amenity compared to the existing situation. No. 51 also has a raised patio to the rear (see photographs on file) and therefore the amenity impact is limited as both properties will now have raised patios at relatively the same level in similar locations. The lean-to would create some limited additional overshadowing to the conservatory, however this impact is not considered unacceptable as the existing boundary treatment already has some shading effect and a similar rear extension could be completed under permitted development rights, and as such the proposed development is considered acceptable in terms of amenity.

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 can accommodate the required vehicular parking, in line with Appendix 2. The proposal would add a fourth bedroom to the property, meaning the site would be required to accommodate three off-road parking spaces. At the site visit, it was evident that the parking area to the front and side of the property was adequate to accommodate these spaces. Therefore, the proposal is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development is considered acceptable as it complies with all relevant local and national planning policy, and would not have an unacceptable impact on the street scene or the amenity of neighbours. Therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 06/11/2025

X



Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council