

DELEGATED DECISION REPORT

SMD/2025/0384
Valid 09/09/2025

5 HALL CLOSE
CHEADLE

PROPOSED SINGLE STOREY FLAT
ROOF SIDE EXTENSION TO FORM
DINING ROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Coal
- Flooding

DESCRIPTION OF SITE

Number 5 Hall Close is a detached, two-storey dwelling located within a well-established residential area. The dwelling has its principal elevation positioned at right angles to the highway, with its centrally located front door, canopy and two-storey gable feature providing a focal point on this elevation. The dwelling fronts an access drive which leads to a shared parking area, however parking for the application property is on its southern side (driveway and detached garage), next to number 4 Hall Close. A garden and patio area are located at the side of the house, bounded by timber fencing. Land levels within the site are generally flat.

For the purposes of planning policy consideration, the application site is located within the Cheadle Town Development Boundary. The property is also within an identified Low-risk coal development area.

PROPOSAL

A ground floor extension to the side of the house upon the existing patio area. The proposed flat roof slopes slightly with the highest part of it being attached to the side of the house. The plans show the addition would provide a dining room which would be accessed internally by folding doors. There would also be full height glazing on the western elevation and a glazed roof lantern. The extension would have rendered finished walls and would link the house to the detached garage. One of the extension walls would be set forward of the principal elevation.

The application was described by the applicant/agent as a rear extension. However this is not the case, it is a side extension. The agent has agreed in writing (email within the file), that the description could be amended. No further re-advertising is considered necessary as the proposal has not changed, the plans are clear as to where the proposed addition would sit.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy

DC1 Design Considerations
T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

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

Numerous applications relating to the residential development of the wider site, including discharge of conditions, non-material amendments and Outline/reserved matters applications.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Cheadle Town Council

No representations received during the statutory consultation period.

Staffordshire County Council (Lead Local Flood Authority)

I have reviewed the plans and the proposed extension looks to be less than 25m²; as such, this application is considered as being non statutory and the LLFA would not provide comments

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

NPPF paragraph 135 states that development should add to the overall quality of an area, be visually attractive as a result of good architecture and sympathetic to local character. Moreover paragraph 139 states that development which is not well designed should be refused, especially where it fails to

reflect local design policies, local design guidance and supplementary planning documents, such as design guides and codes.

Staffordshire Moorlands Local Plan policy DC1 (amongst other matters) states that all development shall be well-designed, be of a high quality, add value to the local area (including detailing and materials appropriate to the character of the area) and be designed to respect the site and its surroundings. The councils SPG, entitled Design Principles for Development in the Staffordshire Moorlands is clear in its requirement for new additions to fit neatly with the old. Extensions should integrate with the original building by the use of similar detail and materials, and roof forms should be simple. The Staffordshire Moorlands Design Guide reiterates that all extensions should harmonise with the parent building and that alterations should work with the building's character

The proposal raises concerns in that it does not comply with design policies. Whilst there is render on the property it is very much a feature area around the door, porch and central upper floor window which helps to identify and draw focus towards the principal elevation. The character of the host dwelling is very much that of a brick built property which also has a brick detached outbuilding. Further concerns arise as a result of the proposed northern-facing elevation wall, which projects further forwards of the principal elevation. Design guidance requires that side extensions are set back, this helps with the subordinate relationship requirement. The render, forwards projection and flat roof (combined) results in a form of development which does not sit comfortably against the existing house.

The addition would also have visual impact beyond the application site due to its proximity to the road and access and surrounding properties. The render and wall projection beyond the principal elevation would result in a very prominent form of development which would be out of keeping with the house and street scene.

For the reasons outlined above it is concluded that the proposal is unacceptable in terms of design and street scene impact.

Neighbour amenity

No neighbour amenity objections and no representations received regarding neighbour amenity impact. The proposed extension would be situated between the side wall of the house and the side wall of the garage, linking the two structures. No neighbouring dwelling would be overlooked or be impacted upon in terms of overbearing development.

Parking

No issues in respect of parking. The proposed extension is not providing any additional bedroom space (which would have triggered consideration of the Local Plan parking standards), and no parking space would be lost as a result of the scheme.

Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

Flooding

The Lead Local Flood Authority have no objections to the proposal.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is refused on the basis of poor design including relationship with the host dwelling and street scene impact.

OFFICER RECOMMENDATION :

Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 22.01.2026.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council