

DELEGATED DECISION REPORT

SMD/2026/0014
Valid 14/01/2026

**ALEXANDRA COTTAGE 80 MILL
ROAD
CHEADLE**

**TWO STOREY SIDE/REAR
EXTENSIONS, SINGLE STOREY
PITCHED ROOF PORCH TO
PRINCIPAL ELEVATION AND
REPLACEMENT GARAGE WITH
SOLAR PANELS ON ITS ROOF.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Coal
- Highways

DESCRIPTION OF SITE

Alexandra Cottage is a two-storey, white/cream rendered, detached dwelling sat within a generously sized (and rectangular shaped) domestic curtilage. There is a driveway to the front and side of the house which leads to a detached garage. There are no significant land level changes within the curtilage and boundaries are marked by fencing and hedgerows. The property forms part of a well-established residential area. There are dwellings to the north, south and east. To the west (rear of the site) is Cheadle recreation ground.

For the purposes of planning policy consideration, the application site is located within the Cheadle Development Boundary. Half of the site is within a Low-risk coal development area (nearest the road) and half is within a high-risk area (rear of the site). Alexandra Cottage does not form part of any Conservation Area and there are no listed building/structures or protected trees which need to be considered.

PROPOSAL

The application is for a pitched roof porch at the front of the house, 2 x two-storey side/rear extensions and a detached garage. The extensions, together with internal alterations would provide future occupants with a living room, dining room, kitchen and 'garden room' at ground floor level (in addition to the porch). The proposed first floor would comprise three bedrooms, office and bathroom. To the rear of the house the new garage would have a rectangular shaped footprint, with the rearmost part of the building allocated as a separate storeroom. The elevation drawings show that new roof tiles would be plain clays to match the existing, that the porch would be constructed using facing brickwork and that the main body of the dwelling would be finished with a through coloured render. The garage elevation drawings show brickwork walls and plain clay roof tiles with solar panels added to the southern facing roof slope.

The proposed Site Plan shows a gravel parking area at the front of the house.

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
Appendix 2	Parking Guidance

Supplementary Planning Guidance

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

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

None

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

One letter of representation received objecting to the proposal. Comments can be summarised as follows;

- New garage will be 1.52m higher than the existing garage.
- New garage would impact the neighbour's dwelling through loss of light, sunlight, overshadowing and be dominating.
- Garage would block all sunlight into rear garden of number 5 Mansion Close, leaving it in permanent shade, destroy use of garden and take away all enjoyment of it.

Cheadle Town Council

No objections, support the proposals.

Staffordshire County Council Highways
Recommendation Summary: Conditional
Site Visit Conducted on: 02/02/2026

Personal Injury Records

Current records show there were no Personal Injury Collisions on Mill Road within 43 metres either side of the property between 31/12/2020 and 30/12/2023.

Background

The property is located on Mill Road (Road No. C0009) a C classified road with a speed limit of 30 mph. There are footways and streetlighting along Mill Road. The property currently has 3 bedrooms and off highway parking (garage and driveway).

Description of Proposal

The proposal comprises the construction of two-storey side extensions to the existing dwelling, together with a single-storey porch to the principal elevation. The works will include associated internal alterations to improve the layout and functionality of the property. Additionally, the existing garage will be rebuilt and extended, with new pitched roof construction to accommodate solar panels.

Comments on Information Submitted

The proposal is for the construction of 2 x 2-storey side extensions, single storey porch, internal alterations, and a new garage. The extensions will provide a garden room with a bedroom above and an enlarged kitchen with a bathroom above. The current 3rd bedroom will become an office. However, given its previous use as a bedroom, albeit reduced in size, it would be simple to revert the office back to a bedroom. The property footprint will increase from 3 to 4 bedrooms.

The proposed garage at 3.4m wide by 6.4m long (internal dimensions) is sufficient to house a modern vehicle and meets with the internal dimensions stated within the Staffordshire Moorlands Parking Standards for a single garage which are 3m wide by 6m long. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

It was noted at the site visit that the current front garden is laid to lawn, submitted plan 0102 Rev A – Site Plan as Proposed shows that it is proposed to create a gravel area to replace the lawn. It does not identify on the plan if this area is for parking, it is assumed that it will be utilised and can provide sufficient parking for a property of this size. It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan 0102 Rev A – Site Plan as Proposed. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

Reason(s):-

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety

Note to Planning Officer

A previous Note to Planning Officer requested a border of blocks of at least 600mm deep should be provided between the rear of the footway and the new gravel parking area. Revised plan 0102 Rev A – Site Plan as Proposed shows the provision of a border of blocks.

OFFICER COMMENTS

Principle of Development

Local plan policy SS7 supports a range of developments within Cheadle including residential proposals. There are no 'in principle' objections to this proposal. Consideration of material planning matters is as follows.

Design and visual impact

NPPF paragraph 135 states that development should add to the overall quality of an area, be visually attractive because 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 using similar details 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.

There are no objections to the design of the proposed extensions. The porch is modestly proportioned and simple in its design. Whilst the proposed use of brickwork deviates from the dominant use of render, this is not considered to be an issue. The use of a materials condition can secure good quality brickwork and the porch will add a feature to the front elevation. It is noted that the porch is not strictly central to the principal elevation however its positioning is clearly because of the off off-central position of the doorway. It (the porch) will be sat directly underneath the middle of the three upper floor windows, itself slightly off-centre.

There are no objections to the design of the two storey additions. Both extensions are modest in their size, and both have lower roof heights than the original dwelling. Window proportions are acceptable and a good solid to void ratio is maintained. The design includes exposed, external rafter ends on part of the roof structure; these are acceptable as they replicate the character/style of the existing dwelling. The plans show that the extensions are to be rendered, and arrows/labels on the plans indicate a render finish to the existing house. It is presumed that the intention is to render the whole property so that the colour matches with the extensions, a suitably worded condition can secure these details.

The proposed, detached garage is simple in its form and proposes brickwork walls and a tile roof. Plain clay tiles are identified for the roof, and these are acceptable. A condition to secure appropriate brickwork can be added to the decision in the event of the application being approved. At 10m the garage is quite long, but its width of 4m, eaves height of approximately 2.5m and approximate 3.9m ridge height are all modest and reasonable for a detached outbuilding. The length of the garage does not result in a poorly designed structure; it is noted that the rear section of it would be used as a storeroom. In accordance with design guidance the garage is identifiable as an ancillary domestic outbuilding and will have side-hung, outwards opening doors. Materials would match/be similar to those of the house (brickwork once the porch has been built). There are no objections to the proposed roof-mounted solar panels. The panels would be on the southern facing roof slope, facing away from the Mansion Close properties.

There are no concerns in terms of visual impact. The porch would likely be seen from the roadside and possibly a small section of the front of the garage (some would be hidden behind the house). It is possible that some sections of the two-storey additions would be seen from the road, however they would not form a visually prominent part of the street scene and, given that their design is acceptable, they would not harm the character of the area at this point. The additions are also likely to be seen from some of the surrounding houses.

Neighbour amenity

No issues with neighbouring properties to the east as they are on the opposite side of the road with a sufficient separation distance to ensure no adverse amenity impact.

Properties to the north of the site are semi-detached bungalows with their rear gardens and windows facing towards the application site. The small two-storey extension on the northern side of the house will not have any neighbour amenity impact. The structure simply replaces the footprint of an existing addition and provides slightly enlarged first floor accommodation. The new roof will simply continue the slope of the existing two-storey rear gable, resulting in a lower eaves height over the addition. There are to be no windows within this new side wall, and therefore no overlooking. Due to the small size increase and lack of windows, it is considered that the house extension will not have any adverse neighbour amenity impact upon the semi-detached, Mansion Close bungalows.

A letter has been received from the occupant of number 5 Mansion Close, objecting to the height of the garage. The new garage ridge height would be approximately 3.9m, compared to the existing approximate 2.5m high structure. A 3.9m ridge height for a new build garage is not unreasonable and if the garage was relocated further away from the boundary, a 4m structure could be built under permitted development rights. The new eaves would be approximately 40cm higher than the current eaves and whilst the ridge is higher, the roof slopes away from the property boundary and will not be as prominent as the elevation drawing might suggest. Although the garage will be close to the boundary, its height is not excessive and is not sufficient to refuse on amenity grounds.

The proposed development will be seen from the property to the south (number 82 Mill Road). The site visit confirmed a boundary fence divides the application site with number 82 and that it is possible to see the back of the house and rear gardens of this neighbour's property. The proposed site plan shows that there would be no 45-degree horizontal breach from the rear windows of number 82. The applicant was asked for a plan to show the 45-degree vertical relationship between the extension and the rear windows of number 82, the plan has been received and shows compliance with the standard.

Overall the development would not harm the residential amenities of surrounding neighbours.

Coal

Records show that the site is located within both the high-risk and low-risk coal development areas. The dwelling sits within the low-risk area, the garden within the high-risk section. There are no objections to domestic extension development within the coal areas however, in the event of planning permission being approved, it is recommended that an informative note is added to the decision to advise the applicant/developer of their responsibilities.

Highways

The County Highways officer has no objections to the application, commenting that the property could potentially have 4 bedrooms. As such the adopted parking standards require three off-road parking spaces. The garage is large enough to accommodate one vehicle, and it is noted that the plans show the intended formation of a gravel area. The applicant has confirmed that the gravel area would be used for parking/turning. The full Highways response can be read within the 'Consultations' section of this report, however there are no objections, and a condition is recommended to secure the parking area and the highways officer requested that blocks are installed at the end of the driveway between the rear of the footpath and the gravel area. The applicant has agreed to this request and has submitted an amended plan to show the blocks; the Highways officer confirms the change is acceptable.

It is concluded that the application is acceptable in terms of highways impact.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION :

Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 11.03.2026.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council