

DELEGATED DECISION REPORT

SMD/2026/0092
Valid 04/03/2026

HILLCREST 40 BOUCHER ROAD
CHEDDLETON

SINGLE STOREY FRONT
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal (low risk)
- Trees

DESCRIPTION OF SITE

Number 40 Boucher Road is a two-storey, semi-detached dwelling occupying an end of cul-de-sac location within Cheddleton Village. The dwelling benefits from an integral garage as well as additional parking space at the front and side of the house. There is a garden at the front and amenity space to the rear. Land levels rise gradually from the roadside to the front of the house.

For the purposes of planning policy consideration, the application site is located within the Cheddleton Village Development Boundary. The site is not within any Conservation Area and there are no listed buildings/structures which need to be considered. Records show that there are some protected trees to the rear south-western corner of the site and that the dwelling is sited within an identified low-risk, coal development area.

PROPOSAL

A single-storey, front extension to infill a recessed area between the side of the projecting garage and the neighbour's front extension. The flat roof of the garage will be replaced by a sloping roof which would span the full width of the dwelling. The garage space would be converted to a bedroom/study area whilst the infill area is shown on the plan to become part of an open-plan lounge and hall area. The submitted plan does not give details about the types of proposed materials, however the application form states facing brickwork and roof tiles.

The plan has been amended since initial submission; therefore the relevant drawing is number 1682/A2/02 Rev B.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Area Strategy
DC1	Design Considerations
NE2	Trees, Woodland and Hedgerows
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

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 |
| 15 | Conserving and enhancing the natural environment |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

88/00261/OLD Off 40 Boucher Road, Cheddleton. Change of use of land to garden area.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Cheddleton Parish Council

No objections.

Trees (SMDC)

Initial response was that an Arboricultural Impact Assessment and Method Statement is required to support the application due to protected trees on the site. Following further consideration, the Councils Arboriculture Officer recommends a condition to restrict the area where materials can be stored on site. This is to ensure no adverse impact upon protected trees.

Staffordshire County Council Highways

Officer note – The following comments are based on the amended plan drawing number 1682/A2/02 Rev B.

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Mar-2026

Background

The property is located on Boucher Road, a D classified road (Road No. D1255). Boucher Road is subject to a 30mph speed limit, has footways and streetlights and serves residential properties. The 3-bedroom property currently benefits from off highway parking (driveway and garage).

Description of Proposal

Single storey front extension. (Including, rear single storey extension under permitted development rights).

Comments on submitted information

The proposal is to construct a single storey extension to the front elevation of the property. A single storey extension to the rear of the property is also to be constructed under permitted development rights. The extension to the rear of the property will provide a kitchen/diner and the extension to the front elevation will create a larger lounge and extend the current garage which is to be converted into a study/bedroom.

The existing garage will be lost, and the number of bedrooms will increase from 3 to 4. Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. The submitted plan 1682/A2/02 Rev B shows parking for 3 vehicles and therefore meets with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0092) 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 1682/A2/02 Rev B. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

Reasons:-

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

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Cheddleton as a 'Larger Village' within the Local Plan (policy SS8). Within the larger villages, a range of developments, including residential, can be supported in principle (subject to all material planning matters being satisfied). The following report considers all of the relevant planning matters.

Design and visual impact

There are no objections to the design of the proposed extension. The simple lean-to sloping roof will improve the appearance of the front of the house by removing the flat roof above the garage. Whilst front extensions are not generally encouraged, each application is determined on its own merits. It is noted that there are many similar developments within this estate, indeed many front extensions span the full width of the pair of semi's to which they are attached. Of note is also a similar development which has been undertaken next door at number 38 Boucher Road. The proposed addition is not overly large and will have a subordinate relationship with the existing dwelling. The application form states new materials are to be facing brickwork and tiles, but the form does not mention material types. There are no objections to the use of brick and tile, but a condition is recommended to secure matching materials.

The proposed development will be visible within the street scene and will be seen from neighbouring dwellings. However, given that the addition is of an acceptable design, and the fact that similar development has occurred within the area, there are no visual impact objections. The proposed scheme is not adding anything unusual or inappropriate to the character of the area.

Neighbour amenity

No issues. The attached dwelling has a similar extension therefore the proposed addition will not impact upon any adjacent principal windows. The proposed windows within the side of the new bedroom/study room will overlook the applicants own property and the open space to the south of the dwelling.

No issues with any of the dwellings opposite.

Highways

Comments from the County Highways officer can be read within the Consultations section of this report. Initially the Highways officer requested a condition to secure parking details, however the agent has provided a new plan to demonstrate sufficient parking on the site. The Highways officer has issued a revised Form X and recommends a new condition to secure the parking spaces prior to first use of the development.

Coal (low risk)

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 Local Planning Authority' 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.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is approved subject to conditions. The officer report determines there are no 'in principle,' design, visual impact, neighbour amenity, highways or coal related reasons why the development should not be approved.

OFFICER RECOMMENDATION :

Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 22.05.2026.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council