

DELEGATED DECISION REPORT

NMA/2026/0011 Valid 12/05/2026	80 ALEXANDRA COTTAGE MILL ROAD CHEADLE	NON MATERIAL AMENDMENT IN RELATION TO SMD/2026/0014 FOR A TWO-STOREY SIDE/REAR EXTENSIONS, SINGLE-STOREY PITCHED ROOF PORCH TO PRINCIPAL ELEVATION AND REPLACEMENT GARAGE WITH SOLAR PANELS ON ITS ROOF (NON MATERIAL AMENDMENTS)
---	---	--

MAIN ISSUES

This is a Non-material amendment application, therefore consideration is given to whether or not the change is material in the context of the overall extant planning consent reference SMD/2026/0014 which granted permission for two-storey side/rear extensions, a single-storey pitched roof porch and replacement garage with solar panels on its roof.

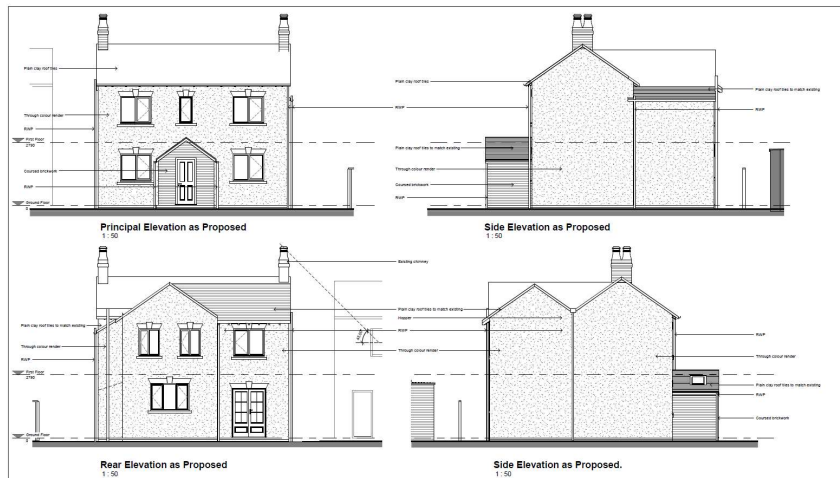
DESCRIPTION OF SITE

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.

PROPOSAL

A non-material amendment application to introduce cast stone window and door headers and cast bathstone the images below show the proposed amendments and the scheme which has already been approved. The changes relate to the headers and cills around the window and doors only.

Proposed plan (below)



Extant approval (below)



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

SMD/2026/0014	Two-storey side/rear extensions, single-storey pitched roof porch to principal elevation and replacement garage with solar panels on its roof. Approved.
---------------	--

CONSULTATIONS

Whether publicity is required is addressed at PPG 005 Reference ID: 17a-005-20140306. The paragraph reads: 'As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore, local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.'

'As by definition the changes sought will be non-material, consultation or publicity are unlikely to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2011.

No publicity has been undertaken as the works proposed relate only to the decorative features around windows and doors.

OFFICER COMMENTS

This is a relatively simple application which proposes a minor change to the appearance of windows and doors through the addition of headers and cills. This submission raises consideration of design and visual impact only, to which there are no objections. Approval of the amendment application will improve the appearance of the house in that the scheme will reintroduce the use of window headers, which were lost through the previous approval. The house originally had arched headers, the proposed scheme sees linear, rectangular-shaped ones, however this is not of any concern.

There are no issues in terms of any wider visual impact. Whilst the dwelling can be seen from the road, the proposed alterations will not have any harmful impact upon the street scene at this point.

The scheme is acceptable in terms of the requirements of policy DC1 of the Staffordshire Moorlands Local Plan and section 12 of the National Planning Policy Framework which seek to secure good design.

CONCLUSION / PLANNING BALANCE

No objections. No design and/or visual impact concerns.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson

Recommendation Date: 15.06.2026.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

