

DELEGATED DECISION REPORT

SMD/2026/0198
Valid 22/04/2026

393 CHEADLE ROAD
CHEDDLETON

FRONT PORCH EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- neighbour
- street scene

DESCRIPTION OF SITE

Substantial modern two storey detached dwelling in brick and tile with central gabled build-out to the front. Originally this was in brick as confirmed for example by a 2021 Street View image. By 2023 a white render had been added to the build-out for which it appears no planning permission was obtained. The dwelling is one of a pair accessed via a single slip-road style driveway serving both properties and running along the fronts, parallel with the main road, which the properties face towards. There is however a dense semi mature leylandii type hedgerow along the frontage on the inside of the boundary wall to the roadside verge and this largely screens the properties from public view.

A detached garage in brick stands at the head of the slip road in a position forward of the front elevation of the property.

PROPOSAL

To add a single storey forward extension to the existing central front build-out. It would have a gabled form with central apex facing to the front over a central main front door. The roof pitch would be at a more shallow angle than that of the original centre front gable.

As a householder application there is no requirement with regard to biodiversity net gain.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

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

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

88/00920/OLD [SMD/1988/0457] – site for residential development – approved

CONSULTATIONS**Publicity**

Site Notice expiry date: 12.06.2026

Neighbour consultation period ends: 15.05.2026

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheddleton Parish Council – no objection

Staffordshire County Council Highways

Recommend 'acceptance'

Site Visit - 06/05/2026

Background – the site is located off Cheadle Road an A class road (Road No. A0520) which is subject to a 50mph speed limit. There are streetlights and footways on both sides of Cheadle Road. Cheadle Road is a primary route connecting Stoke on Trent with Leek.

Proposal – front porch extension.

Comments on information submitted – The proposal is for the construction of an extension to the porch on the front elevation of the property. The extension will measure approximately 1.4m deep by 3.5m wide and will extend into an area currently laid to garden.

The extension will measure approximately 1.4m deep and 3.5m wide and will extend into an area of the site that is currently laid to garden. The proposal does not adversely affect the current parking arrangements. Therefore, it is considered that the proposal will not have a detrimental impact on the adopted highway. No objection (application number SMD/2026/0198).

OFFICER COMMENTS

Principle of Development

In principle development is acceptable given the location within the adopted Development Area of the Cheddleton Larger Village. The main considerations are matters of design including relationship to the existing dwelling and appearance in the public street scene.

Design

The existing main dwelling is double-fronted with a 12m length, 5m eaves and c.8m ridge. The existing front build-out is 4m wide and projects c.1m with eaves at 5m and ridge of 7metres.

The proposed single storey addition is shown positioned centrally with a lesser width of c.3.3m. It would project c.1.4metres. The eaves are shown at 2.4m and the ridge at 3.6 metres. The dual pitched roof would have a shallower angle than in the higher roof of the gable it extends. As there is a significant height separation between the roof profile of the proposed addition and that of the build-out which it extends the mismatch in roof slope angle may be judged acceptable in this instance. Certainly it would not be possible to match the existing gable profile due to a first floor window. An alternative arrangement could be to adopt a lean-to roof though on balance this has not been judged necessary.

Consideration should be given to the proposed materials finish. The recently applied render is already unfortunate. The proposed repeat use of render in the proposed addition does start to over-emphasise the clash with the remaining building materials of the original dwelling. Arguably there would be a design advantage to using brick in keeping with the majority of the building. It is however noted that nearby properties with a more prominent front to the road are finished in render and there are others in the near vicinity. [Please see filed street view image extracts.] On balance it may be judged appropriate to permit the use of render as proposed in the application in this case.

Amenity

There is unlikely to be any conflict in terms of privacy or overlooking that could adversely affect the living conditions of the adjacent detached neighbour or any others in the vicinity.

Highway Safety

Given the HA response no conflicts with highway safety anticipated.

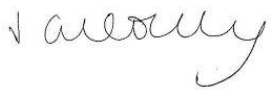
CONCLUSION / PLANNING BALANCE

There is arguably a case to say that the forward addition could represent an over-development of this dwelling's frontage. However, it does not have a strong public profile in the street scene given the density of hedgerow to the front and other vegetation. Again also, the extensions permitted at 297 Cheadle Road (SMD/2017/0241) where there is a much more significant public prominence suggest it would be unreasonable to take issue with the proposal under consideration here.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 17.06.2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council