

DELEGATED DECISION REPORT

SMD/2026/0170
Valid 02/04/2026

LAND SOUTH OF TURNERS
PASTURE
CHEADLE

APPLICATION FOR THE
VARIATION OF CONDITIONS 2
AND 14 IN RELATION TO
SMD/2020/0563 - CHANGE OF
WORDING OF CONDITIONS 2
AND 14

(FULL - MINOR)

MAIN ISSUES

The impact on the character and appearance of the area
The impact on residential amenity

DESCRIPTION OF SITE

The site is within the development boundary of Cheadle and lies to the north of the town centre. It comprises a former area of open land next to a former farm, "Turners Pasture" and is between the former farmhouse (to the west) and a row of modern houses which face Ness Grove to the east. The site lies immediately to the rear of those houses. The access is to the north, off a recently extended cul-de-sac of Ness Grove, where 37 bungalows have recently been built (and lie to the north-west of the site and north of the farm buildings) and which this new cul-de-sac development has also been named "Turners Pasture". The site has an approval for six further bungalows as an expansion of the Turners Pasture development and the bungalows are largely been constructed with some of them with completed elevations and a tiled roof but with drainage, landscaping and the access road, off the current Turners Pasture cul-de-sac to the north, yet to be implemented.

To the south of the site lies more open land leading down to a brook. A path from Ness Grove also runs to the south and crosses the brook via a small footbridge and then heads south-west towards the town centre. On the north-west side of the path after the brook is a recreation ground. To the south-east of the path is more open land. The southern half of the site is in a High Risk Coal Mining Zone. The land immediately to the south of the site around the brook is in Flood Zones 2 and 3.

PROPOSAL

This is a full Variation of Condition planning application which seeks to vary two of the conditions attached to the planning permission for the six bungalows (SMD/2020/0563). The application seeks to vary Condition 2 which lists the drawings in which the development must be carried out in accordance with. The reason for this is because one of the bungalows, Plot 1, facing the existing Turners Pasture road to the north and next to the site access, has been built closer to the eastern boundary of the site than what was approved. The approved plans showed

the east side elevation of the bungalow to be 2.6m from the side boundary (and the rear boundary of the Ness Grove properties) but the bungalow has been built 1.6m from the boundary, 1.0m closer. The house has also been built 0.4m higher than the approved plans, which show a bungalow with a ground to ridge height of 5.1 metres. An elevational drawing of the bungalow was received on 31.5.26 showing the correct ground to ridge height of 5.5 metres. The application therefore seeks retrospective approval for the changed siting and height alteration to the Plot 1 bungalow and therefore to vary the condition to replace the site plan and Plot 1 drawing with the new drawings in the plans listed in that condition. The application also seeks to vary Condition 14 which requires the parking areas and access to be built in accordance with the previously approved site plan. There are no actual changes to the access and parking areas but as the condition refers to the previous site plan, the condition would need to be varied to refer to the new site plan which shows the correct siting of the bungalow.

The application is accompanied by a Planning Statement.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised Dec 2024)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0050: 36 x 2-bed bungalows. Approved.

SMD/2017/0504: Replacement of three of the above approved bungalows with four bungalows at the end of the cul-de-sac. Approved.

SMD/2020/0563. Six bungalows. Approved and with the construction commenced.

DOC/2024/0083: Discharge of Condition application for SMD/2020/0563: Approved on 25.2.26.

DOC/2024/0078: Discharge of Condition application for SMD/2020/0563: Approved on 04.03.26.

DOC/2024/0099: Discharge of Condition application for SMD/2020/0563: Approved on 11.6.26.

CONSULTATIONS

Publicity

Site Notice expiry date: 19/5/26.

Neighbour consultation period ends: 19/5/26 (the original deadline) and 19/6/26 (following re-consultation on the amended elevational drawing received on 31/5/26).

Press Advert: N/A.

Public Comments

Letters of objection have been received from three properties on Ness Grove backing onto the site, two of which adjoin Plot 1. The points raised are as follows:

- The re-siting has led to a more overbearing development when viewed from the rear gardens of the Ness Grove properties and loss of outlook
- The re-siting has led to a further loss of light and overshadowing
- The re-siting has led to a more overcramped form of development
- The impact has led to new landscaping and planting in the rear garden at the existing neighbouring property to soften the impact of the development including replacing the 1.2m high fence with a 1.8m high fence which restricts the view of farmland and sunsets.
- The current ground levels around the dwelling differ with those off the Ness Grove properties and are causing flooding of those properties.
- Ground level differences have led to front windows of Plot 1 being higher than the existing windows of adjoining property on Ness Grove, lead to overlooking of the windows and patio/garden area

One letter of support was received from a resident of Turners Pasture who lives a close distance to the west of the site.

In response to the consultation on the amended elevational drawing for the Plot 1 bungalow, one further letter of objection was received (on 18.6.26) from one of the previous objectors who re-enforces that the Plot 1 dwelling is overbearing and leads to the loss of light and that views from the rear bedroom are of a very tall gable end. The objector also complains that the drains have not been provided to deal with the high water table and also questions whether the ground levels will also be raised 0.4m, like the bungalow, increasing the risk of flooding.

Town / Parish Comments

None received.

OFFICER COMMENTS

The bungalow on Plot 1 of the approved development has not been built in accordance with the approved plans, being moved 1.0m to the east towards the rear of the Ness Grove properties and being built 0.4m higher than approved. This application seeks to retrospectively approve the new siting and height and authorise these breaches. The application looks to vary Condition 2 to replace the approved site and elevations plan with the new amended site and elevations plans.

The Council must consider whether the new siting and height increase would lead to any significant harm to the residential amenities of existing neighbouring residents and the overall character and appearance of the development and surrounding area.

Policy DC1 of the Local Plan seeks to protect the amenities of residents from impacts such as overlooking, loss of privacy and loss of natural light provision and other harms as a result of development and also to protect the character and appearance of the area and to ensure it harmonises with the area.

With regard to residential amenity and the impact of the amended siting on adjacent neighbours, it is noted that concerns have been raised by the neighbouring occupants of the two Ness Grove properties directly to the east (nos 51 and 53) of the Plot 1 bungalow who consider that the changes would lead to additional light loss to their properties and a loss of privacy and that the Plot 1 dwelling is also overbearing. The Council's Space About Dwellings Supplementary Planning Guidance (SPG) sets out minimum distances between dwellings to ensure that development maintains adequate levels of privacy and natural light to neighbouring properties. It requires minimum distances of 11.0 metres between the rear windows of dwellings and the flank walls of single-storey buildings in order to ensure that no significant light loss or privacy occurs. Despite being moved 1m closer to the boundary, the east side wall of the Plot 1 bungalow would be 12.0 metres from the rear elevations of nos 51 and 53 Ness Grove, which would still be in excess of the minimum Council's Space About Dwellings standard. The Space About Dwellings SPG would therefore still be adhered to. I have been provided with photographs of the bungalow from one of the adjoining residents of Ness Grove, taken from the rear garden and I do not consider the new siting results in any harmful level of overbearing impact or significant loss of light. There are no windows on the flank wall of the bungalow and therefore no overlooking of No.51.

Whilst it is also unfortunate that the Plot 1 bungalow has been built higher than the approved plans, I do not consider the increase in height from 5.1 to 5.5 metres in the revised "as built" siting, would lead to any significant additional light loss or intrusion affecting to the two adjacent properties to the east on Ness Grove. The resultant 5.5m height is not uncommon for a new-build bungalow and is not deemed to be excessive. It maintains the form of a single-storey bungalow and not a two-storey or even a "chalet" or "dormer" bungalow which are typically taller to allow rooms in the roofspace. The Space About Dwellings standards, relating to single-storey structures, have been correctly applied in this respect.

One of the concerns raised, was that the moving of the bungalow 1m to the east would result in overlooking between the front windows of the bungalow and part of the rear garden and rear window of the side extension to No.53. It is correct that part of the garden encroaches further beyond the front wall of the bungalow and that the side extension is also more northward of the bungalow front wall. However, whilst the scope of overlooking in the direction of No.53 will have slightly increased by siting the bungalow 1m closer to no.53, resulting in the front window being closer to that property, views into the rear garden and side extension rear window from the bungalow front windows would be blocked by the presence of a detached brick garage within the neighbouring property and occupying the part of the rear boundary of No.53 closest to the bungalow. The remainder of the rear boundary of No.53 is

the driveway to the garage off Turners Pasture. Even if the garage was not present, no part of the garden either to the rear of the house or to the side of the side extension house would be overlooked and views into the side extension rear window from the front windows of the bungalow would only be possible at a very acute angle, not sufficient to harm privacy. The objector claimed that differences in ground levels have raised the window height of the bungalow above the garage. However, on my site visit I noted no significant difference in ground levels and that the upper lintel of the bungalow windows were only very marginally higher than the rear garage roof at No.53.

During the determination of the previous full application for the six bungalows (SMD/2020/0563), the plans did show the bungalow placed 1.6m from the rear boundaries of Ness Grove on the exact siting of where the bungalow has now been built. The Case Officer did request that the bungalow be moved further away from the boundary towards the west. However, this was merely a request as a result of objections received by the adjacent Ness Grove neighbours, to the full application. It was considered the current 1.6m gap was acceptable at the time and that the request to enlarge the gap was just a request in the spirit of helpfulness and not a requirement. However, the applicant obliged and amended the plans to increase the gap to 2.6m, which was eventually approved. But as explained above, the reversion to move the bungalow back to the original position is not harmful to residential amenity and still adheres to the Space About Dwellings SPG.

Overall, the amended siting of Plot 1 bungalow has not resulted in any significant loss of light or privacy to neighbouring properties and does not significantly appear any more overbearing than in the previous approved siting. I do not consider the development is harmful to residential amenity and complies with Policy DC1 in this respect.

With regard to character and appearance, this remains acceptable. The Plot 1 dwelling maintains the form of a well-proportioned standard bungalow despite the height increase, which is not substantial and the re-siting has not negatively affected the street scene and degree of spaciousness of a development of small detached bungalows.

With regard to any other matters, concerns have been raised by objectors that the Plot 1 ground levels differ with other Turners Pasture plots and that the levels would lead to flooding of adjacent properties. However, the development, although commenced and at an advanced stage of construction, is not yet complete and neither the landscaping or the drainage have been completed. The eventual ground levels and details of the drainage strategy have been approved via the previous planning application and the subsequent Discharge of Condition applications and will need to be implemented in accordance with approved details before the occupation of the dwellings.

All conditions attached to the previous planning permission being implemented, which require the submission of further details for approval, before either the commencement of works, or occupation, will be varied accordingly to refer to the approved Conditions details (for example, building materials, ecology measures,

drainage, ground levels etc.) as well as the conditions this current application seeks specifically to be varied i.e. Conditions 2 and 14.

CONCLUSION / PLANNING BALANCE

The changes to the Plot 1 bungalow including the re-siting closer to the existing adjacent Ness Grove dwellings, would still comply with the Council's Space About Dwellings separation distances (between dwellings) and would therefore not lead to any harmful significant loss of light or privacy to the neighbouring properties. The development would therefore still comply with the Local Plan, including Policy DC1, Design Considerations which seeks to protect the visual and residential amenities of the area from development. In this respect the changes would also comply with the government planning guidance contained in the National Planning Policy Framework (NPPF). Therefore, a retrospective planning approval can be given for the revised development and Conditions 2 and 14 can therefore be varied to refer to the new amended plans put forward.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 22.6.26

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council