

DELEGATED DECISION REPORT

SMD/2026/0141
Valid 24/03/2026

57 , WEDGWOOD ROAD ,
CHEADLE ,
STAFFORDSHIRE , ST10
1LD

PROPOSED PITCHED ROOF
OVER GARAGE AND CHANGE
OF USE TO HABITABLE
ACCOMMODATION

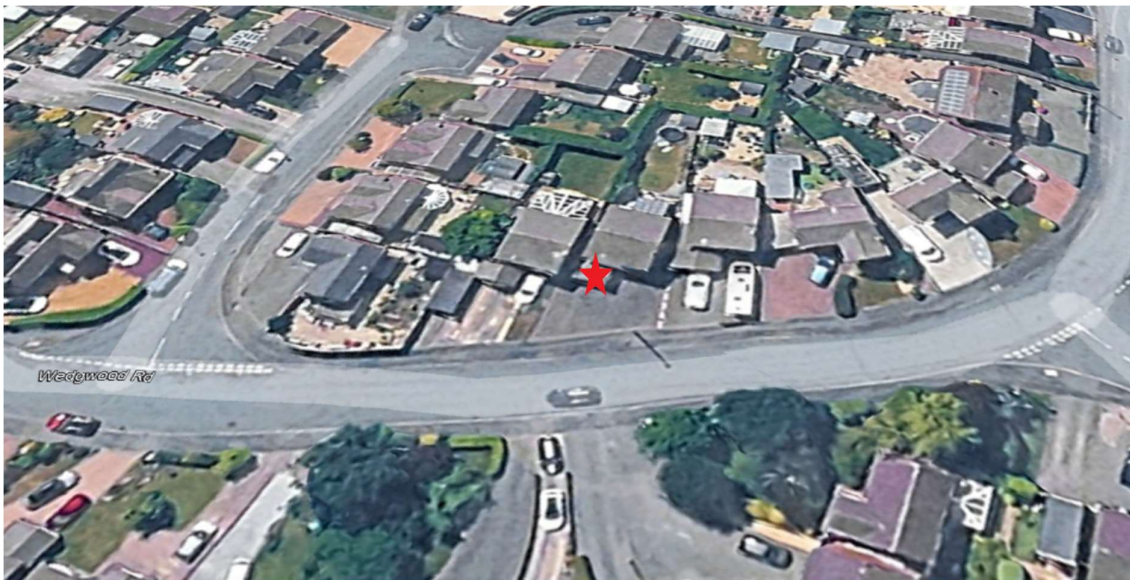
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Parking
- Impact on the character and appearance of the surrounding area.
- Impact on residential amenity.

DESCRIPTION OF SITE

The application site fronts Wedgwood Road in the residential area of Cheadle. Wedgwood Road is within a housing development characterised by housing on both sides.



The site comprises of a two storey detached dwelling with attached garage to the front, and a driveway that can accommodate at least 3 cars on site.



The property is made up of brick with tiles. On either side of the application site, there are properties, both similar layout but cosmetically different.

PROPOSAL

Planning permission is sought for a pitched roof over the garage and change of use from a garage to habitable accommodation.

Material finish will be roof tiles to match existing and facing bricks to match existing.

The vehicular access will remain; there will be the loss of the garage for parking however no additional bedrooms are proposed. The frontage is hardstanding and can accommodate adequate parking spaces.

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

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

The following sections of the NPPF are particularly relevant to this application:

2: Achieving sustainable development

4: Decision making

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant to the application.

CONSULTATIONS

Publicity

Site Notice expiry date: 07/05/2026

Neighbour consultation period ends: 16/04/2026

Press Advert: N/A

Public Comments – none received

Cheadle Town Council Comments – No comments received

Staffordshire County Council Highways – No Objection, despite the loss of the garage, the site has adequate parking on site

OFFICER COMMENTS

Principle of Development

The site is within the development boundary of Cheadle. Policy SS7 of the adopted Local plan sets out the strategy for Cheadle. It confirms that the consolidation of Cheadle as the principal service centre will be achieved in part by continuing to meet the housing needs of Cheadle by supporting the development of new housing in sustainable sites within the development boundary. This site is in a sustainable location within the development boundary. The principle of development is therefore acceptable, subject to considerations including design, visual impact, neighbour amenity, and whether there are any parking implications.

Design and Amenity

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

When considering the conversion of the garage the physical alterations will entail: Garage door removed, opening built up and upvc window installed, brickwork to match existing. New pitched roof and roof tiles to match existing.

The footprint of the garage remains the same. The apex of the new pitched roof will sit below first floor window level, not dissimilar to other pitched roofs added to garages in the area. The height of the garage will increase but not to a degree that

adversely impacts on the neighbours amenity, the stagger in the housing layout means the garage massing will be set against the side elevation of the neighbouring house.

The alterations will be visible from the street scene. The alterations to the frontage in terms of design and finish, are not alien features to a typical suburban streetscene.

This proposal is in accordance with Policy DC1 on design considerations. Neighbouring Amenity Policy DC1 requires all new development to respect the amenity of the area, including residential amenity, with regards to satisfactory daylight; sunlight; outlook; and privacy.

The main neighbouring property that this proposal would impact upon is No.55 and there is considered to be no loss of amenity or privacy to the occupants of this dwelling. All works are contained within the boundary of the site, and no windows are proposed on the side elevation to cause direct over looking into the neighbours garden or property.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The property benefits from off highway parking. The proposal will not increase the property's bedrooms. There is already adequate space for vehicles within the curtilage of the property that meet Parking Standards. As such, the proposal will not have a detrimental impact on the adopted highway.

This application is therefore considered to be in accordance with Policy T1 of the Local Plan.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is recommended that planning permission is approved subject to conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Pet Twigg

Recommendation Date: 19/6/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

