

DELEGATED DECISION REPORT

SMD/2026/0153
Valid 30/03/2026

76A BEECH TREE HOUSE
TEAN ROAD
CHEADLE

PROPOSED REAR SINGLE
STOREY HOUSE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site comprises of a detached property which benefits from a front driveway off Tean Road. It is a relatively new build that features a double front gable and is made up of red brick and concrete tiles. The rear garden gradually slopes up west of the site and back onto car park associated with a small complex known as Garage court.

Permitted development rights under Part 1 Classes A; B; C; D; E; F and G and Part 2 Classes A and B have been removed.

PROPOSAL

Planning permission is sought for a single storey rear extension. The extension would project out 4m from the rear elevation, a width of 5m, eaves height of 2.4m and ridge height of 3.6m. The north-east corner of the proposed extension has been chamfered at a 45 degree angle in response to potential neighbour amenity concerns. It will feature a lean-to roof with two roof lights. It will serve a siting area.

The extension will use materials that match the existing.

A rear extension of this scale would typically be permitted development however, permitted development rights under Part 1 class A- extensions and alterations were removed when the dwelling was approved in 2017 ref SMD/2017/0478. Therefore, the works requires formal consent by the Local Planning Authority.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS2 – Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 – Design Considerations
T1- Development and Sustainable Transport

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/2014/0560	Dropped kerb and vehicular access	Refused
SMD/2016/0718	Proposed garage conversion to dwelling, front extension and raising the ridge height to create a first floor	Withdrawn
SMD/2017/0478	Proposed new dwelling adjacent to 76 Tean Road	Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 19/06/26

Neighbour consultation period ends: 23/04/26

Public Comments

Neighbour comments

No representatives received

Staffordshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary Cheadle where policy SS8 is applicable. Policy SS8 allow an appropriate level of sensitive development which enhances community vitality, which would include the provision of extensions to existing dwellinghouses. The principle of the proposed development is therefore considered acceptable.

The main considerations are of design and neighbour amenity.

Design

Paragraph 135 of the NPPF (2025) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

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.

The extension would sit to the rear of the property and would not be visible from the public street-scene therefore, remain unaffected. It would also be single storey and would by virtue of its scale remain subservient to the two-storey host dwelling. Furthermore, on visit it was considered the works would extend no further than the patio area of the garden allowing sufficient garden amenity space to not appear as overdevelopment. Following development, there would still be 103.80sq m of private garden at the rear. This exceeds the 65sqm private garden area for a dwelling of three or more bedroom under the 'space between dwellings guidance.'

In terms of its design, it is a typical mono-pitch extension that emulates the character of the host dwelling that would use matching material as per the existing dwelling. Overall, the scheme is visually acceptable and accords with Policy DC1.

Impact to neighbouring amenity

Paragraph 130 of the NPPF (2025) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The extension would project out 4m and sit close to the shared boundary with neighbour no.76 Tean Road north of the application site. On visit, it was noted that the neighbour appeared to have a large bi-fold window serving a living room.

When considering loss of light, the 45-degree guideline provides a useful tool to prevent loss of daylight to neighbouring properties and their gardens, and also to prevent overbearing extensions. For single storey extensions, the 45 degree line is taken from the mid-point of a window, which is also the main light source to a habitable room. Using this measure, the original scheme breached the direction of daylight into the neighbour's living room by 1.5m. Therefore, a revision was made to chamfer the north-east corner to lessen the impact on the neighbour's access to light. This angled design reduces overshadowing and perceived bulk while maintaining the depth of the extension. Although this is not considered to be a good design response and pulling the extension back would have been a preferable solution, given the position and extent of the set back, on balance it is found acceptable in this case

There would be no side facing windows facing the neighbour at No.76 Tean Road such that its privacy and outlook would be maintained and enhanced from this elevation. The applicant proposes bi-fold door to the western elevation which would directly face the 2m shared boundary fence with No.78 Tean Road; it is not envisaged to cause any adverse overlooking as views of the neighbour's garden/conservatory are screened by a boundary fence that extends above the height of the neighbour's conservatory windows.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

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

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. County Highways was consulted and noted the extension will not have a negative effect on the current parking arrangements and therefore it will not cause a detrimental impact on the adopted highway. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa O'Brien

Recommendation Date: 3/07/26

Delegated report

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council