

DELEGATED DECISION REPORT

SMD/2026/0257
Valid 27/05/2026

26 RAKEWAY ROAD
CHEADLE

SINGLE STOREY SIDE EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Coal

DESCRIPTION OF SITE

A two-storey, semi-detached dwelling which has previously benefitted from a side extension. The dwelling sits within a generously-sized plot of land which is mainly located to the front and side of the property. There is off-road parking at the front of the house and boundaries are marked by fencing and hedgerows.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary. The site is also within a low-risk coal development area.

PROPOSAL

A single-storey, pitched roof, side extension to replace an existing brick lean-to and conservatory. The extension would be constructed with bricks and tiles to match the existing house. The extension, together with internal alterations, would provide the occupants with a utility, wet room, and a kitchen/dining area. Glazed doors within the gable end would allow direct access to the garden / amenity space, there would also be a single door to the rear and a window within the principal elevation.

The proposal has been amended since the application was submitted due to officer concerns about the disproportionate width of the addition. The proposal now being considered is shown on amended drawing number AL(0)02 Rev B.

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. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

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

87/00880/OLD Construction of vehicular access. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received during the consultation period.

Cheadle Town Council

No representations received during the consultation period.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 03-Jun-2026

Notes to Planning Officer

Application is for a single storey side extension. Extension is onto the garden area. Proposal will not affect parking requirement or parking provision. Parking is available. Existing access will not be affected by this proposal. Proposal is an extension to an existing dwelling in a residential area. Access and parking are unaffected. Proposal is unlikely to have a severe effect on the highway. Current records show that there were no Personal Injury Collisions on Rakeway Road within 50m either side of the property access in the previous five years.

OFFICER COMMENTS

Principle of Development

Local plan policy SS7 supports a range of developments within Cheadle including residential proposals. There are no 'in principle' objections to this proposal and acceptability or otherwise of the application is based on considering the following matters.

Design and visual impact

NPPF paragraph 135 states that development should add to the overall quality of an area, be visually attractive as a result of good architecture and sympathetic to local character. Moreover paragraph 139 states that development which is not well designed should be refused, especially where it fails to reflect local design policies, local design guidance and supplementary planning document, such as design guides and codes.

Staffordshire Moorlands Local Plan policy DC1 (amongst other matters) states that all development shall be well-designed, be of a high quality, add value to the local area (including detailing and materials appropriate to the character of the area) and be designed to respect the site and its surroundings. The councils SPG (Design Principles for Development in the Staffordshire Moorlands) is clear in its requirement for new additions to fit neatly with the old. Extensions should integrate with the original building by the use of similar detail and materials, and roof forms should be simple. The Staffordshire Moorlands Design Guide reiterates that all extensions should harmonise with the parent building and that alterations should work with the building's character.

The revised scheme now proposes a side extension with a width of approximately 5.66m, the original scheme proposed an approximate 6.9m width. Whilst the revised footprint is still sizeable when compared to that of the existing house footprint, it is now much better related to it. Visually the addition now sits more comfortably alongside the dwelling, the approximate 0.8m set back from the principal elevation and the lower ridgeline are welcomed and contribute towards an addition which has a generally subordinate appearance. The plans show that the new footprint would not be significantly larger than that of the lean-to and conservatory. The additional depth will allow for a roof pitch very similar to the existing and allow for a well-proportioned gable end with centrally positioned glazed doors. The proposed matching bricks and tiles are acceptable and can be conditioned.

There will be some visual impact beyond the application site. There may be some views of the eaves and roof slope from nearby neighbours but much of the addition would be masked by the timber fence running along the rear boundary. Views of the addition are also likely to be possible from Rakeway Road, however as the addition is considered acceptable in design terms any visual impact beyond the site is considered acceptable. A simple, ground floor, gable-ended/pitched roof extension is not an unusual feature to be found within a residential area.

Neighbour amenity

No neighbour amenity impact issues. The proposed extension is positioned away from the attached dwelling therefore not having any impact upon it. No concerns in relation to other surrounding dwellings due to separation distances and orientation.

Coal

The application site is within a low-risk coal development area. Latest advice contained on the Gov.uk website is that 'If you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the Local Planning Authority' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 17.07.2026.

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council