

DELEGATED DECISION REPORT

SMD/2026/0252
Valid 27/05/2026

**65 LEA BANK DILHORNE
ROAD
CHEADLE**

**SINGLE AND TWO STOREY
EXTENSION AND DETACHED
GARAGE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

65 Dilhorne Road is a two-storey, detached dwelling which has previously benefitted from extensions and alterations. The dwelling sits within a large plot, there is grassland to the front and rear and off-road parking space. Land levels rise towards the rear boundary.

For the purposes of planning policy consideration, the application site is located within the Cheadle Town Development Boundary. The site is not within any Conservation Area and there are no listed buildings which need to be considered. The site is within a low-risk coal development area.

PROPOSAL

A two-storey side and single storey rear extension, a two-storey bay window addition, and a detached garage. Internal alterations together with the extensions would provide the occupants with 2 additional bedrooms (one at ground floor level), WC, utility and open-plan kitchen/dining area. The double height bay would enlarge the living room and a first floor bedroom. The plans identify brickwork, matching render and matching tiles to be used for the house extension, there are no details regarding the garage materials.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS7	Cheadle Area Strategy
DC1	Design Considerations
NE2	Trees, Woodlands and Hedgerows
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 Guidance

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
- 15 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

No representations received.

Cheadle Town Council

No representations received.

Trees (SMDC)

First response

From a review of the plans provided it appears to indicate the removal of trees on site to facilitate the development. Therefore it will be necessary for the applicant to provide an Arboricultural Impact Assessment and Method Statement to support their application. An Arboricultural Impact Assessment should be submitted to demonstrate how the proposed development will affect existing trees and identify any tree removal is required to facilitate the development. A landscaping plan will also be necessary to demonstrate how the trees lost on site will be replaced.

Second response following on from receipt of Arboricultural Impact Assessment

The following condition should be applied:

To ensure the protection and retention of trees on site in the interest of the visual amenity, landscape and ecological value of the area, The development hereby permitted shall be carried out in full accordance with the approved Arboricultural Method Statement (AMS) reference: THL-R26-76. All tree protection measures shall be installed prior to the commencement of development, including any site clearance, demolition or ground works. Tree protection measures shall remain in place as detailed by the AMS for the duration of the development process.

Staffordshire County Council Highways

Conditional

Site Visit: 17/06/2026

Background

The property is located on Dilhorne Road. The section of Dilhorne Road extending from No. 37 to the property is privately owned and is not maintained at public expense as part of the adopted highway network. While street lighting is present along this private section of Dilhorne Road, there are no dedicated pedestrian footways. Vehicle access to the property is via a private lane known as Lea Bank. The 2-bedroom property currently benefits from off highway parking (driveway).

Description of Proposal

Single and two storey extension and detached garage.

Comment

The proposal is for the construction of a single and 2 storey extension and a detached garage. The 2 storey extension will provide a kitchen and dining room with an ensuite 3rd bedroom above. The single storey extension will create a utility room, boot room, WC, and 4th bedroom. A detached garage with the internal measurements of 6.2m wide by 6m long is also proposed. Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. Single garages should have the minimum internal measurements of 3m wide by 6m long and for a double garage the minimum internal measurements should be 6m wide by 6m long. The property footprint will increase from 2 to 4 bedrooms, parking for 3 vehicles is required. The submitted plan 01541 PL(0)04 Rev A show 3 x parking spaces (2.4m x 4.8m each space) and therefore meets with the Parking Standards. It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0252) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan 01541 PL(0)04 Rev A. The parking area shall thereafter be retained unobstructed as a parking area for the life of the development.

Reason;

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

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.

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.

There are no objections to the design of the side or rear extensions in their own right (more discussion within the neighbour amenity section of this report). The side extension has a subordinate relationship with the house. The lower ridgeline, roof slope break/set back, and set back from the principal wall are all welcome design features. However, the plans show the extension to be brickwork and this is at odds with the pebbledash render on the front and side walls.

The shape of the rear extension is acceptable, it is a little disproportionate to the depth of the main house when viewed from the side (south-eastern elevation), however it is borne in mind that there is already a single storey structure in this location with the same projection distance. The plans show that the roof would be finished with matching tiles and that the inner facing wall would have a render finish. It is not clear whether the rear gable is to be render or brick.

The side and rear extensions would be visible beyond the application site, the side extension being the most visual from the highway. Subject to the change of materials, the design of the side and rear extensions does not raise any visual impact concerns.

The proposal does raise design concerns in respect of the two storey, front bay addition. Render and matching roof tiles are proposed for part of the front bay addition; this is acceptable and there are no objections to the removal of the porch (spanning the full width of the dwelling). What does cause concern is the complicated roof and splayed wall design which is at odds with the simple gable, and sloping roof appearance of the house. The extension would be visually dominating and not sit comfortably alongside the existing dwellinghouse, neither complimenting nor enhancing the appearance of it.

The proposed outbuilding would be located at the front of the house within the lengthy garden area. Having a footprint of approximately 6.5m x 6.3m, eaves height of approximately 2.3m and ridge extending to approximately 3.3m, the proposed building is not overly large. Whilst locations at the front of dwellings are not usually the preferred option, due to visual impact, in this instance there is a precedent set by other outbuildings at the front of neighbouring houses. Furthermore, the proposed building would have the benefit of some trees offering boundary screening, and the rise in land levels would require some excavation to provide a flat floor level, further assisting with reducing visual impact.

Highways

No issues with regards to highways. The County Highways officer confirms she has no objections to the proposal; her comments can be read in full within the Consultations section of this report. A condition to secure the parking area is proposed.

Neighbour amenity

Neither the garage nor the two-storey bay window extension will have any neighbour amenity impact. The concern is the amenity impact that the side and rear extension would have upon the neighbouring property number 63 Dilhorne Road. Number 63 does not appear to be plotted correctly on the Site and Location Plans; it was confirmed on site that number 63 is positioned close to the boundary and is at a lower land level. Although the existing rear portion of the dwelling is positioned close to the boundary, the new addition would bring the property even closer to the neighbour, worsening the amenity relationship upon rear windows and external amenity space.

Trees

No objection in respect of impact of the development upon trees. The applicant has submitted an Arboricultural Impact Assessment Report. The Council's Arboriculture officer has no objections to the scheme, recommending a condition in the event of the application being approved.

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 refused in respect of the proposed house extensions. No amendments have been sought as changes would not be minor.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 22.07.2026.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council