

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

19th September 2024

Application No:	SMD/2024/0274	
Location	62 Rakeway Road, Cheadle	
Proposal	Proposed Ground floor extension, first floor balcony, and loft conversion at 62 Rakeway Road Cheadle.	
Applicant	Mr Greg Powell	
Agent	N/A	
Parish/ward	Cheadle Town Council	Date registered 10 th June 2024
If you have a question about this report please contact: Reuben Berriman e-mail: reuben.berriman@highpeak.gov.uk		

REFERRAL

The application is a Full – Householder and is referred to Committee as the applicant is related to an elected member, Cllr Mike Haines, Councillor for Cheadle South East.

1. SUMMARY OF RECOMMENDATION

Approve subject to conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site is a domestic dwellinghouse fronting Rakeway Road, in Cheadle, and its associated curtilage. The site is in a suburban, edge of town location, on the southeast edge of Cheadle town. The site bounds the Cheadle 5 Public Right of Way to the west, beyond which is No. 58 Rakeway Road. to the east is No. 64 Rakeway Road, and to the south the site bounds No. 12 and 14 Derwent Drive. The site falls within the Cheadle Development Boundary.
- 2.2 The application is a re-submission following officer delegated refusal of a similar proposal under SMD/2023/0369.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 The proposal seeks permission for a single storey front extension, as well as a first floor Juliet balcony and three rooflights on the front elevation. The application also proposes a loft conversion and a non-opening obscure glazed Juliet balcony on the west gable end side elevation at second floor level. On the rear elevation, three obscure glazed roof lights are proposed.

- 3.2 The application, the details attached to it, including the plans, any comments made by residents and the responses of consultees can be found on the Council's website at:-

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=179174>

4. RELEVANT PLANNING HISTORY

- SMD/2023/0369. Description: Proposed Ground floor extension, first floor balcony, and loft conversion. Decision: Refused.
- SMD/1999/0153. (Old Reference: 99/01311/REM) Description: Dwelling (application for reserved matters). Decision: Approved.

5. PLANNING POLICIES RELEVANT TO THE DECISION

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS7 Cheadle Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework December 2023

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

6. CONSULTATIONS CARRIED OUT

Public

- 6.1 The site notice expired on the 10th July, and the neighbour notification letters expired on 19th August after a re-consultation period of 21 days following amended plans being received.
- 6.2 Following the re-consultation of the amended plans, three neighbour representations were received, two in objection and one neither stating objection or support.
- 6.3 Issues raised related to:

- Overdevelopment of the site
- Concerns that the obscure glazing and non-opening windows will be reverted to clear and opening
- Development not in keeping with the surrounding area
- Overlooking & privacy

Cheadle Town Council

6. Cheadle Town Council would in principle support the application with the assurances that the window elevations meet the guidelines in relation to the neighbouring properties.

Severn Trent Water

6. No consultation response received

SCC Highways

6. No consultation response received.

7. POLICY AND MATERIAL CONSIDERATIONS / PLANNING BALANCE

Principle of Development and Main Issues

- 7.1 In its general approach, in accordance with policy SS1, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in the Local Plan shall be approved without delay, unless material considerations indicate otherwise.
- 7.2 Policy SS2, The Settlement Hierarchy for the borough, states that Towns accommodate half of the District's population and the majority of the District's services and facilities. The spatial strategy seeks to focus future growth in these settlements. These settlements are defined by a Development Boundary, in which development is acceptable in principle.
- 7.3 Policy SS7 sets out the Cheadle Area Strategy and confirms that the Council and its partners will seek to expand the role of Cheadle as a significant service centre and a market town by expanding the housing market area and community provision. Development in Cheadle in principle is acceptable, as long as it complies with Policy DC1.

Design – impact on character and appearance

- 7.6 Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings

and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance. Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users. Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building.

- 7.7 Amended plans were received which mitigated the design concerns from the original submission, notably the removal of a front extending balcony, and the lean-to nature of the roof of the single storey front extension. The front balcony was changed to a Juliet balcony, and the roof of the front extension is now shown as being dual pitched, to match the roof design of the existing front facing gable. The amended plans show a subordinate front extension, and an acceptable balcony, which respects the dominance of the original dwelling. The pitched roof of the front extension ties the development in with the existing in design terms, and the addition of the Juliet balcony on the front elevation is not deemed to be unacceptable in design terms. The rooflights on the front elevation are not considered to be detrimental to the property in design terms as they would be permitted development.

Amenity

- 7.8 Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.
- 7.9 Concerns were raised by neighbours about the impact the proposal would have on local residential amenity in terms of loss of privacy and overlooking. Amended plans have been received which aim to mitigate any harm as a result of the proposed development. The Juliet balcony on the side elevation which would face No. 58 Rakeway Road has been amended to be obscure glazed and non-opening, which will ensure that the privacy of No.58 is maintained at its current level, and that the additional room in the loft of No. 62 has sufficient natural light. While this detail is specified on the plans, a condition shall be added to ensure that the Juliet balcony remains non-opening and obscure glazed for the life of the development, in order to ensure the ongoing preservation of neighbour amenity.
- 7.10 The rooflights on the rear roof slope are obscure glazed as to preserve the amenity of the neighbours to the rear. Non-obscure glazed rooflights would be considered permitted development on this roof slope, and therefore the obscure

glazing of these lights is more than adequate for the amenity of neighbours. The proposal is therefore acceptable in terms of amenity.

Highway Safety

7.11 Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. The proposal will increase the number of bedrooms from three to four, and SMDC Parking Guidance states that a dwelling with four or more bedrooms must be able to demonstrate three parking spaces (2.4 x 4.8 metres). The site plan, as well as a site visit, confirm that the dwelling can accommodate three vehicles, and therefore is compliant with Policy T1.

Other matters

7.12 Neighbours have raised concerns that this proposal amounts to overdevelopment of the site as the site was originally only granted permission for a bungalow. The planning history of the site shows that planning permission was granted for a new dwelling on this site in 1992 under application number: SMD/1999/0153 (Old Reference: 99/01311/REM). The plans included in this application clearly show the house as it is in its present form, with two stories. Therefore, the proposed development is not considered overdevelopment of the site, due to the relatively minor additions and alterations to the property in terms of additional volume and floor area.

8. CONCLUSION AND PLANNING BALANCE

- 8.1 The proposed development is in the Cheadle Development Boundary, in which development is acceptable in principle. The proposal is therefore acceptable in principle.
- 8.2 In this case the development raises no concerns in terms of design, amenity, or highway safety, and is compliant with local and national policies, as well as the SPD's, and is therefore acceptable on all of those grounds. The development is therefore considered acceptable development, and the recommendation is for approval.

9. RECOMMENDATION

A That planning permission be granted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as

shown in drawings:

Proposed Development Location Plan, Proposed Development Site Plan – Revision B, X1173 – AL(0)08 Rev B, X1173 – AL(0)09 Rev B, X1173 – AL(0)10 Rev B, and X1173 – AL(0)11 Rev B.

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. The external facing and roofing materials shall match in colour, form and texture to those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: To ensure that the works harmonise with the existing development.

4. The Juliet balcony shown on the hereby approved plan, number X1173 – AL(0)11 Rev B, shall remain non-opening and obscure glazed for the life of the development.

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, and to protect the amenity of the neighbouring property and in compliance with Policy DC1.

Informative

The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. Amendments were agreed with the agent in the course of the determination in accordance with the approach to decision making as advocated in the National Planning Policy Framework at paragraph 38.

- B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.**

