

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**November 12<sup>th</sup> 2024**

Application No:	SMD/2024/0411	
Location	33 Hillside Road, Cheddleton	
Proposal	Retrospective application for retention of external render and cladding.	
Applicant	Mr K. Bowman	
Agent	Mr Rob Duncan	
Parish/ward	Cheddleton	Date registered: 10 <sup>th</sup> September 2024
If you have a question about this report please contact: Reuben Berriman email: <a href="mailto:reuben.berriman@highpeak.gov.uk">reuben.berriman@highpeak.gov.uk</a>		

## **REFERRAL**

The application has been called into Committee by Cllr Michael Worthington as he considers that the work is in keeping with the character of the area.

### **1. SUMMARY OF RECOMMENDATION**

**Refuse**

### **2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1 The site comprises of a detached dwellinghouse and its associated curtilage in a suburban setting in the village of Cheddleton. The property was originally finished in red brick with decorative hung tile on the first floor front elevation, and forms part of a row of houses in the same design on Hillside Road. Without planning permission, the property has been rendered, and the hung tiles have been replaced with larch cladding, and decorative stonework has been attached to the ground floor front elevation.

### **3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL**

3.1 The application seeks retrospective permission for the white render, larch shiplap cladding, and stonework.

### **4. RELEVANT PLANNING HISTORY**

- None.

## 5. RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

### Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles  
 SS2 Settlement Hierarchy  
 SS8 Larger Villages Areas Strategy  
 DC1 Design Considerations  
 T1 Development and Sustainable Transport

### National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 139.

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

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

## 6. CONSULTATIONS

<b>Neighbour letters</b>	<b>Expiry date for comments: 04/10/2024</b>
<b>Site Notice Posted</b>	<b>20/09/2024</b>
<b>Press Notice</b>	<b>N/A</b>

### Public Comments

6.1 No public comments have been received

### Cheddleton Parish Council Comments

6.2 No objection.

## 7. OFFICER COMMENT AND PLANNING BALANCE

7.1 The main issues relate to:

- Design
- Materials

7.2 The application seeks retrospective permission for the white render, larch shiplap cladding, and stonework. The main issues relate to design and materials, as the use of white render and timber cladding is not traditional in the Staffordshire Moorlands. The traditional and most widely used material for domestic buildings in the Moorlands is red brick, and this is also true for Cheddleton. Policy SS1 seeks to ensure that development will maintain the locally distinctive character of the

Staffordshire Moorlands, its individual towns and villages and their settings. Policy DC1 seeks to ensure that new development is of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. Cheddleton is characterised by its historic brick buildings such as the Flint Mill, as well as later Victorian and 20<sup>th</sup> Century housing which continued to use red brick as the primary building material. The introduction of white render is a more modern phenomenon, with some 20<sup>th</sup> Century properties have sections of decorative render to add detailing or highlights to an elevation. However, a fully rendered property which had no render before, is not in character with the local design or building traditions of Cheddleton, and this development therefore fails to meet the requirements of Policies SS1 and DC1 as the materials are not appropriate to the character of the local area.

7.3 Whilst examples of render can be found in the wider vicinity, it is of particular note, that this property is the only rendered example, in a row of otherwise predominantly brick properties. The visibility of the side elevations within the street scene make it particularly prominent and incongruous. Render has poor longevity compared to brick and is prone to staining and becoming particularly unsightly over time.

7.4 The timber boarding and stone cladding are not original materials. The adopted Staffordshire Moorlands Design Guide says “there is no tradition of external timber boarding in Staffordshire Moorlands.” However, on 1960’s and 70’s estates such as this one boarding does appear again as a detailing material, particularly to gables. Therefore, as the timber boarding replaces hung tile as a decorative element on the front elevation, and is in keeping with other neighbouring properties with horizontal cladding typical of the era of the original development, in this instance, it is considered acceptable. However, it is considerably lighter than other cladding in the area, but a condition could be applied requiring it to be stained a darker colour. The stone cladding is also typical of 1970’s properties and, whilst it does not appear in keeping with the other properties in the row, given the limited extent of its use, it is also deemed acceptable in this case.

7.5 Paragraph 139 of the National Planning Policy Framework (NPPF) states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

7.6 In light of all of the above, the proposal for the retrospective permission fails to meet the requirements of Local Plan Policies SS1 and DC1, and is contrary to paragraph 139 of the NPPF.

### Amenity

7.7 Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on amenity.

7.7 The retention of the render would have no amenity impact as far as overlooking or shadowing as the development does not introduce additional windows or mass to the property. The proposal is therefore compliant with Policy DC1 in these regards.

### Highway Safety

7.8 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 development does not add additional bedrooms or remove parking availability from the site. The proposal is therefore acceptable in terms of highway safety.

## **8. PLANNING BALANCE & CONCLUSIONS**

8.1 Whilst, the use of the stone cladding and timber boarding (subject to conditions) would be acceptable in this instance, given the limited extent of their use as a detail feature, which is reflective of the wider estate, the proposed render, given it's use as a principal material appears incongruous within the street scene and out of keeping with the wider area. It also detracts from the character and appearance of the original dwelling itself. As such it is contrary to policy DC1 of the Local Plan, the NPPF and the SMDC adopted Design Guide SPD. Accordingly it is recommended for refusal.

## **9. RECOMMENDATION**

**A. That planning permission be refused for the following reason:-**

**The proposed addition of render to the whole of the side and rear elevations detracts from the locally distinctive nature of Cheddleton as a village of primarily red brick; and is an inappropriate material to the character of the area. It detracts from the character and appearance of the original dwelling and appears incongruous within the street scene and is contrary to Policies SS1 and DC1, as well as the National Planning Policy Framework as well as the adopted Staffordshire Moorlands Design Guide SPD. The development**

### Informative

1. The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations and identifying matters of concern with the application. In this instance, the nature of the planning issues were considered to be so fundamental that no further negotiation was sought with the applicant.

**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/in formatives/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.**

**Appendix**

**1. Site Location Plan**

