

## DELEGATED DECISION REPORT

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**SMD/2024/0121**  
**Valid 12/03/2024**

**14 WILTON AVENUE**  
**CELLARHEAD**

**PROPOSED DEMOLITION OF  
EXISTING CONSERVATORY AND  
CONSTRUCTION OF REAR AND  
SIDE EXTENSION**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

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

### DESCRIPTION OF SITE

Number 14 Wilton Avenue is a two-storey, semi-detached, hipped roof dwelling positioned on the western side of Wilton Avenue. This is a predominantly brick-built dwelling which has previously been extended. To the front of the house there is an off-road parking area whilst to the rear there is a patio/garden area. Boundaries are marked by vegetation and fencing.

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

### PROPOSAL

A single-storey extension at the back of the house, following the demolition of an existing conservatory, which would provide open-plan kitchen/dining space and a WC. The submitted elevation drawings show the extension would be built using bricks and tiles to match the existing house. Skylights, patio doors and a horizontally proportioned window would allow light into the addition.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles  
SS8 Larger Villages Areas Strategy  
DC1 Design Considerations

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

## 2. Space About Dwellings

### Supplementary Planning Document

#### 1. Staffordshire Moorlands Design Guide

### National Planning Policy Framework

Including sections:

- 2. Achieving sustainable development
- 6. Building a strong, competitive economy
- 12. Achieving well-designed and beautiful places

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

12/00679/FUL First floor side extension. Approved.

SMD/2019/0002 First floor side extension. Approved.

## **CONSULTATIONS**

### Publicity

Site Notice. Expired.

Neighbour consultation period. Expired

Public Comments: No representations received during the statutory consultation period.

### Cheddleton Parish Council:

No objection as long as the neighbours amenity is not compromised.

## **OFFICER COMMENTS**

### Principle of Development

Local Plan policy SS8 identifies the Werrington and Cellarhead area as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing related proposals. Whilst there are no 'in principle' objections to the application, all material planning considerations must be satisfied for the scheme to be supported; these are discussed below.

### Design and visual impact

The proposed works include the demolition of the existing rear conservatory and effectively 'squaring-off' the space at the back of the house. The new roof would have a shallow pitch and would include replacement of the existing flat roof above the existing dining room. There are no design concerns here, the use of a sloping roof, matching bricks and tiles are welcomed. The proposed addition is subordinately sized in relation to the main house.

The proposal results in very limited visual impact. The addition will be seen from neighbouring properties, but this does not raise any concerns. The proposal is a simplistic one and will not look out of place within the established residential area.

#### Neighbour amenity

Consideration is given to potential amenity impact upon the neighbours at numbers 12 and 16 Wilton Avenue. The dwelling to the north (number 12) is the other half of this pair of semi's, it has previously benefitted from a ground floor rear addition which sits close to the side wall of the applicant's flat roof dining room extension. The current arrangement means that there exists some amenity impact upon the occupant(s) of number 12 (north) due to the projection distance of the applicant's combined flat roof dining room extension and attached conservatory. Approval of this scheme would see some improvement upon neighbour amenity impact due to lessening the depth of the addition at the boundary. The proposal would not come further forward than the wall of the existing flat roof dining room.

There are no amenity impact objections when considering the relationship between the addition and the dwelling to the south (number 16). Number 16 has benefitted from extensions and alterations and whilst the new addition would be positioned very close to the boundary it would not impact upon any principal windows.

#### 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 LPA' 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:** 01.05.2024

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**

