

DELEGATED DECISION REPORT

SMD/2025/0086
Valid 13/02/2025

50 PARK ROAD
WERRINGTON

**DEMOLISH EXISTING
EXTENSION AND LARGE
CONSERVATORY.
CONSTRUCT SINGLE STOREY
REAR AND SIDE EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the host dwelling and the character and appearance of the area
- Impact on the amenity and living conditions of the neighbours

DESCRIPTION OF SITE

1970s semi-detached bungalow with a full pitch roof and a projecting gable to the front elevation. The bungalow is built from red brick and presents sections of facing render. The bungalow is in a row of other matching house types.

At the rear there is a large glazed conservatory built onto, and extending from, a brick flat roof addition. The rear garden plots are divided with close boarded fences, each side and to the rear. The rear boundary is lined with trees and shrubs that are planted mainly on the neighbour's side of the boundary. The trees screen the applicant's property from the neighbouring dwellings behind.

The adjoining neighbour at 48 Park Road has a flat roof brick addition that is built up to the side boundary and extends from their rear elevation by 2.3 metres. The neighbour to the other side, has a glazed conservatory with clear glazing in the side panel.

PROPOSAL

To replace the existing additions to the rear of the property with one large brick built addition that would extend 4m from the original rear wall of the bungalow and have a width that would exceed that of the bungalow's rear elevation so that it would extend out to the side of the bungalow by 2m. The brick addition would have one large hipped roof that would tie into the bungalow's rear facing roof slope.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Village Area Strategy
DC1 Design Considerations

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/06665/OLDDC Kitchen extension. APPROVED.

NHT/2014/0004 PVCU conservatory extension to the rear of property. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 10th April 2025

Neighbour consultation period ends: 10th April 2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Werrington PC: Awaited

Severn Trent Water

No comment on householder development. Object to any development over any sewer or water main. However, in accordance with part H of the Building Regulations, a building over or building close to a public gravity sewer may be allowed subject to certain conditions being fulfilled. To pursue this option the APPLICANT must contact building.over@severntrent.co.uk to discuss.

OFFICER COMMENTS

Principle of Development

The site is in the 'larger village' of Werrington where area policy SS8 applies. The policy makes provision for well designed householder development to meet the needs of a homeowner.

Design and Impact on Character and Appearance of the Host Dwelling and the Area

Policy DC1 of the Local Plan requires all development to 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, the policy requires the development to be of a high quality and add value to the local area, incorporating materials appropriate to the character of the area.

The SPD guidance says that "*The key to a sensitive approach is to take note of what is there already before preparing the design and to work with the building's character. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help*"... "*New*

buildings should use facing materials that either match or complement those of the surroundings”.

The development would overly dominate, and fail to be subordinate to, the host dwelling. By reason of the height and mass of the proposed hipped roof and the extent of the addition's footprint, in terms of its depth combined with a width that exceeds and overlaps the bungalow's original rear wall, the proposed extension would represent a significant addition to the host property. The proposed addition would not relate well to the scale and character of the original bungalow and would introduce a roof arrangement that would, because of its design, pitch and mass, be at odds with that of the bungalow's full pitch roof. The rear elevation of the host dwelling would be completely obscured by the width of the extension, result in the loss of the character of the dwelling.

Apparent from the rear of the property, the development would have a significantly adverse impact on the character, appearance and scale of the area and environment experienced by the adjacent and surrounding neighbours.

In these regards the development would be contrary to policies SS8 and DC1 of the SMDC Local Plan 2020 and the terms of the SMDC Design Guide 2018 SPD.

Impact on Amenity

The applicant's existing brick and conservatory addition is built up to the boundary and extends a total of 6m from the rear elevation. Currently its flanking wall extends a further 3.7m beyond the centre of the neighbour's adjacent patio window that are set in the rear elevation of their own brick addition. The existing flank wall is part brick for a width of 2.3m and part glazing for another 3.6m. The structure has a flat roof and a shallow pavilion pitched conservatory roof.

The proposed development would replace pre-existing structure with a building addition that would extend from rear wall by a 4m. Its near corner would come close to, but not obstruct, a 45 degree horizontal sightline from the centre of the neighbour's patio window. However, the replacement development would be all brick and have greater height with the mass of a large tiled hipped roof above. In these regards the development would have an unacceptably overbearing visual impact and overshadow the neighbour's window and private amenity space to an unacceptable degree.

To the other side of the property, the development would extend toward the glazed side wall of the neighbour's conservatory and an area of their outdoor private amenity space. The brick side wall of the development would come within 3m of the neighbour's glazed porch and 6m of their conservatory, the brick side wall and the height and mass of the tiled hipped roof would have an unacceptably overbearing visual impact, reduce outlook, and overshadow the neighbour's conservatory and a valued area of their outdoor amenity space.

In these regards there would be conflict with Local Plan policy SS8 and DC1 that requires development to protect residential amenity in terms of satisfactory daylight, visual impact, sunlight, and outlook.

CONCLUSION / PLANNING BALANCE

For the reasons given, it is concluded that the proposed development would cause unacceptable harm to the character and appearance of the host property and that of the area; and would have an unacceptable impact on the amenity and living conditions of residential neighbours. As such, there would be conflict with LP Policies SS8 and DC1 and the SMDC Design Guide 2018. Accordingly, planning permission should be refused.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 10/04/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council