

DELEGATED DECISION REPORT

SMD/2025/0141
Valid 19/03/2025

344 ASH BANK ROAD
WERRINGTON

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a two storey red brick semi-detached dwellinghouse, with a hipped tile roof, and its associated curtilage. The site is within the Werrington Development Boundary.

PROPOSAL

The application seeks permission for a single storey rear extension to be built from brick to match the existing house, and Marley Modern roof tiles. The extension will extend approximately 5.8 metres from the rear elevation of the dwellinghouse, and approx. 1.85 metres from the existing rear extension, to which it will be attached. The proposal will extend the roof of the existing extension over the new development.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/1983/0109. (OLD REFERENCE: 83/12124/OLDDC). DESCRIPTION: Change of use to private day nursery. DECISION: APPROVED.

CONSULTATIONS**Publicity**

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired
Press Advert: N/A

Public Comments

One objection, citing loss of light and maintenance access as the primary concerns.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS**Principle of Development**

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

Design

SMDC 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. The proposed development is subordinate to the host dwelling as it is single storey and situated at the rear of the property, and would not impact the street scene. The materials proposed match the existing, and the design is in keeping with the host dwelling and locality. The arched window on the rear elevation evokes the arched window on the side elevation. therefore, the proposed development is acceptable in terms of design.

Amenity

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 local character and amenity. The site is bounded by 346 Ash Bank to the north east, and 342 to the south west. As the proposal would be situated between an existing rear extension and the neighbouring extension, it would not have an impact on the amenity of no. 342. The neighbours at 346 have objected on the basis that the extension would block the light from the 5.5m² area of glass bricks on the side wall of their rear extension. While this would be the case, the room in question would not be considered a principal room, as it is described by the neighbours as a conservatory, and by the applicants as a games room, and a site visit confirmed the room as having a pool table rather than being a sitting room. The Council's Space about dwelling standards define 'principal windows' as the main window on a living room or kitchen and seeks to protect these. The main unobscured window serving this room would not be affected by the proposal, and is south east facing and the room also benefits from rooflights, meaning plenty of natural light could still enter the room. Therefore, the proposed development would be acceptable in terms of amenity.

Highway Safety

Paragraph 109 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 is acceptable in terms of highway safety as it does not add an additional bedroom, nor remove parking availability.

Other Matters

Maintenance access

Neighbours have objected regarding the loss of/ inadequate access to carry out maintenance on their extension wall. This is a civil matter and not a material planning consideration, and would therefore have no weight in determining this application. In any event the neighbours can only maintain the wall now with the agreement of the applicant

Right to Light

The right to light is a private easement separate to town & country planning permission. This would again be a civil matter.

The matter any potential loss of daylight and resultant amenity impact in terms of planning is considered above and is found not to be an issue for the reasons given. The site visit suggests that the applicant already has planters close to this window which would restrict light and they would be quite entitled to place further barriers in front of this window without any need for planning permission

CONCLUSION / PLANNING BALANCE

The proposed development is compliant with local and national planning policy and supplementary planning documents and guides, and has been found acceptable in principle, design, amenity, and highway safety. There are other matters relating to this case which are not planning matters and should be remedied privately. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 14/05/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council