

DELEGATED DECISION REPORT

SMD/2025/0181
Valid 10/04/2025

65 67 WASHERWALL LANE
WERRINGTON

ERECTION OF DETACHED GARDEN
STORE OUTBUILDING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal (low-risk area)

DESCRIPTION OF SITE

The property is a mid-terrace, stone and tile dwelling fronting Washerwall Lane. Land levels within the site rise from the road in the direction of the rear boundary. There is a stone retaining wall adjacent to the road with an attached garage and a lawn area leading to the front of the house. To the rear there is a raised patio and a grass area at the rear of the plot. Boundaries are marked by fencing and hedgerows.

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

PROPOSAL

A detached, flat roof outbuilding to the rear of the plot. The building would have a footprint of approximately 5.5m x 9m and height of approximately 2.9m. The building would have outwards opening, glazed doors within the south-west elevation facing towards the rear of the house. External materials would be composite, Walnut finish cladding on the south-west facing elevation and Cladco, black corrugated sheeting for the other three sides. The agent has confirmed (via email dated 02.06.2025) that the building would be used as a garden store and for home gym equipment.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

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

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed development

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

83/12045/OLDDC Erection of double garage. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Werrington Parish Council

No representations received during the statutory consultation period.

Environmental Health

Environmental Health have no objection to the proposed development subject to conditions.

Nuisance: The proposed development is close to existing properties so care needs to be taken during construction phase to ensure these activities do not cause unreasonable disruption to the neighbour's enjoyment of their properties. (Condition)

Use: The storage of garden or gym equipment in outbuildings and garages does not normally represent a risk to amenity. In addition the normal use of the building as a garden house would not cause an adverse impact to neighbouring properties if good neighbourliness is shown. Potential issues can be the use of outbuildings as a gym where appropriate sound and vibration insulation has not been installed. If the intention is to operate the building as a gym then we would advise enhanced insulation is installed into the building to prevent transmission of airborne and structure borne noise, specialist acoustics advice would be required. If the building is used for a use it is not designed and neighbour amenity is compromised then complaint can be likely, see note below.

Note: The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Apr-2025

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Washerwall Lane within 50 metres either side of the property between 30/12/2019 and 29/12/2022.

Background

The property is located on Washerwall Lane (Road No. D1108), an unclassified road which is subject to a speed limit of 30 mph. The section of Washerwall Lane fronting the property has a footway and streetlighting. There is traffic calming along Washerwall Lane.

Description of Proposal

Erection of detached garden store outbuilding.

Comment

The proposal is to erect a detached garden store outbuilding in the rear garden of 65 – 67 Washerwall Lane. The store will measure approximately 5.2m wide by 8.7m long and will be constructed in corrugated sheets to the rear and side elevations, the front will have cladding and UPVC doors. It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objections on Highway grounds to the proposed development.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Werrington as a 'Larger Village.' Within the larger villages, a range of developments can be supported (subject to all material planning matters being satisfied). In this instance there are no 'in principle' objections to a domestic development.

Design and visual impact

The proposed building is a flat roof structure with rectangular-shaped footprint. As described earlier within the report, the building would have outwards opening, glazed doors facing towards the house. External materials would be Walnut finish, composite cladding on the south-west facing elevation and Cladco, black corrugated sheeting for the other three sides. In the interests of clarity, it is recommended that a condition is added to secure the exact materials details. The Cladco website refers to the corrugated sheeting for use on roofs. The website also refers to metal wall cladding and box profile sheets. The architect has stated that there 'is no specific link for the building structure, as this would be built from scratch.' The architect has provided a weblink as an example of the type of walnut cladding to be used. Whilst there is unlikely to be any issues with regards to the colour, the drawings are not clear as to whether the walnut cladding would have any patterned finish such as a sanded or woodgrain appearance/texture. A materials condition is therefore considered reasonable so that the applicant can specify exactly the type of material to be used.

The proposed building would have some visual impact upon the area beyond the application site. The dwelling is much lower in height than the external amenity space at the rear. Land levels rise towards the rear (and shared) boundary with number 8 Hillside Road. The proposed building would be seen from within the grounds of surrounding properties. The agent has provided some land levels details with the plans marking existing boundary fencing. The fencing plan shows that a good proportion of the building would be masked by the fence panels. It is likely that some views of the building would be possible from Hillside Road, but the building would not form a visually prominent feature within the street scene. The submitted levels plan shows the existing fencing in relation to the height of the proposed building. In any case, a detached building within a rear garden/amenity space is not an uncommon occurrence, there are outbuildings within the grounds of several surrounding properties including 8 Hillside Road and numbers 61 and 71 Washerwall Lane. It is concluded that there are no design or visual impact objections.

Neighbour amenity

The outbuilding will be seen from within the grounds of surrounding dwellings. There are no overbearing impact concerns relating to 8 Hillside Road. 8 Hillside Road is at a higher ground level and has its own outbuildings separating the dwelling from the shared boundary. There may be some overlooking of the neighbours to the north and south due to the raised land levels. However this is a domestic outbuilding with one door opening only. Although the presence of the building would result in increased trips to the higher ground (with potential overlooking impact), it is noted there is a large patio area next to the area of land where the building would be situated and on a similar land level. The agent has provided 'as existing' and 'as proposed' levels details, required excavation is minimal and no objections are raised to it. The patio area is used as an external seating area (evidenced by site visit photographs) therefore potential overlooking relationships already exist. For these reasons it is concluded that potential impact upon neighbour amenity (overlooking) is not a substantial reason for refusal.

The agent has informed the LPA that the building would be used as a garden store and the storage of home gym equipment, it is not expressly stated that the building would be used as a home gym.

Environmental Health officers have commented that *'If the intention is to operate the building as a gym then we would advise enhanced insulation is installed into the building to prevent transmission of airborne and structure borne noise, specialist acoustics advice would be required. If the building is used for a use it is not designed, and neighbour amenity is compromised then complaint can be likely.'* Environmental Health also comment that *'The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.'* It is recommended that this advice is relayed to the applicant in the form of an informative note on the decision notice.

EH officers have recommended conditions relating to construction times and dust. However, these are considered neither necessary or reasonable to impose on this minor householder application.

Highways

The application is simply for the construction of a detached, garden store outbuilding at the rear of the property. The building does not propose any parking provision (it does not appear possible to access the back of the house with a vehicle). No parking space is lost. County Highways have assessed the application and raise no objections to it.

Coal (low-risk area)

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. It is concluded that the building is acceptable in design, visual impact and amenity terms.

OFFICER RECOMMENDATION : Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 19.06.2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council