

DELEGATED DECISION REPORT

SMD/2025/0216
Valid 28/04/2025

18 WITHYSTAKES ROAD
WERRINGTON

**PROPOSED KITCHEN, UTILITY
AND SHOWER ROOM
EXTENSION AT REAR
TOGETHER WITH
REPLACEMENT ROOF OVER
GARAGE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Character and Appearance of the Area
- Impact on the Amenity of Neighbours

DESCRIPTION OF SITE

A semi-detached dwellinghouse located within an established residential suburb within the Local Plan defined 'larger village' of Werrington. The late 20th Century dwelling has a hipped pan tile roof and is built from red facing brick to side elevation and buff brick to front. The front elevation has a projecting bay window column with tile cladding between ground and first floor windows. There is a flat roof garage to the side elevation that projects forward of the main elevation and runs into the side of the central bay with a narrow flat roof section above a porch. The adjoining neighbour has the same garage and porch arrangement.

The road is characterised by similar semi-detached dwelling types, some with hipped roofs, like the applicants, and others, like those in the row beginning 1 door to the north, have full pitch roofs. Most of the dwellings that have a wider driveway to the side have the same flat roof garage and porch arrangement. In many cases there have been attempts to improve aesthetics by adding dummy pitch arrangements to the front of the flat roofs.

PROPOSAL

The application proposes the addition of a full pitch roof over the flat roof garage, with the front roof slope projecting forward to form a lean to across the front porch. At the rear a small shower room addition would extend from the rear elevation by 2m. The additions would be built using matching facing brick and roof tiles.

REVISED plans received. Originally proposed, the roof above the garage would have an asymmetric arrangement where the shallow roof pitch at the rear would not have matched the steep pitch at the front. The amended proposal would reposition the ridge, change the pitch and resize the landing window to achieve a symmetrical full pitch roof.

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

SMDC Design Guide 2018

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23/06/2025
Neighbour consultation period ends: 23/06/2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Werrington PC: No response within consultation period

OFFICER COMMENTS

Principle of Development

The dwelling is in the Local Plan defined 'larger village' of Werrington. Here Local Plan area strategy SS8 applies. The policy makes provision and support for well designed householder development to meet local housing needs.

Design and Impact on Character and Appearance

From positions on the pavement to the south of the dwelling, the side elevation and the flat roof garage are quite exposed and apparent by reason of the gap width between properties and their orientation.



This means that the peculiarity of the asymmetric roof arrangement, as originally proposed, would have been quite apparent and harmful to street scene. With revised plans, however, the application proposes and shows how a symmetrical roof can be achieved by repositioning the ridge, further reducing the landing window, and changing the pitch. The roof would be built using matching bricks to the side elevation and matching roof tiles.

While the main roof of the dwelling has a hipped arrangement, there are other similar dwelling types in the row that have full pitch roofs – meaning that within the locality there are a mix of roof arrangements. The addition of the full pitch above the garage would assimilate the flat roof garage into a coherent and pleasing architectural presentation. The roof would harmonise with and respect the original scale and character of the original dwelling.

The small shower room outrigger at the rear would be concealed from the street scene and public vantage behind the property. It would be built from matching brick and have a full pitch roof; it would sit comfortably to the side of the applicant's conservatory.

The development, as shown in revised plans, would be respectful to local distinctiveness and would not be harmful to the character and appearance of the area. There would be no conflict with the SMDC Design Guide or Design policy DC1 of the SMDC Local Plan.

Impact on Amenity

The adjacent, non-adjoining, property has a flanking side elevation that does not contain any principal windows to habitable rooms. At first floor the neighbour has a centrally placed landing window, matching that of the applicants. The landing window would coincide with the peak of the full pitch roof. There would not be an unacceptable impact on natural light or outlook to that window and the development would not affect a principal habitable room.

The shower room addition would extend just 2m from the rear wall. The side wall of the shower room would be more than 2m away from the side of the neighbour's dwelling – meaning that the proposed side wall would not obstruct or intersect a 45-degree sight line from the centre of the neighbour's nearest adjacent rear facing window.

The living conditions and amenity of the neighbour would not be unacceptably affect and there would be no conflict with policy DC1 of the Local Plan in these regards.

CONCLUSION / PLANNING BALANCE

An acceptable form of householder development. With revised plans the application demonstrates how the proposal would not adversely affect the character and appearance of the area or the amenity of the nearest neighbour. No conflict with the policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 24th June 2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council