

## DELEGATED DECISION REPORT

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**SMD/2025/0219**  
**Valid 29/04/2025**

**50 PARK ROAD**  
**WERRINGTON**

**DEMOLITION OF EXISTING  
CONSERVATORY AND REAR  
EXTENSION. CONSTRUCTION  
OF NEW SINGLE STOREY  
REAR EXTENSION**

**(FULL - HOUSEHOLDER)**

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### 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 flat roof addition that would extend 4m from the original rear wall of the bungalow and have a width that would match that of the bungalow's rear elevation.

This is a repeat application following the refusal of a previous proposal. The proposal has been simplified -omitting an extension from the side wall and a large hipped roof that would have tied into the bungalow's rear facing roof slope.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### **Local Plan (adopted 9<sup>th</sup> September 2020)**

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

SMDC Design Guide SPD  
**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.

SMD/2025/0086 construct single storey rear and side extension. REFUSED

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 24/06/2025

Neighbour consultation period ends: 24/06/2025

Press Advert: N/A

**Public Comments**

None

**Town / Parish Comments**

Werrington PC: No response within consultation period

**OFFICER COMMENTS**

**Principle of Development**

The 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 proposed, as revised with this repeat application, would not overly dominate, and would be subordinate to, the host dwelling. The height and mass of the proposed addition is limited by virtue of a flat roof that would tie in at the same eaves height as the existing dwelling. The addition would no longer have a width that exceeds and overlaps the bungalow's original rear wall.

The proposed addition, largely concealed from public vantage and the street scene, would have an acceptable relationship with the scale and character of the original bungalow and would have a roof arrangement that would not interfere with, distort or otherwise be at odds with that of the bungalow's full pitch roof.

Essentially the proposed development would have been permitted development, extending 4 m from rear wall and not exceeding 3m in height or the height of the dwelling's eaves, if the applicant had engaged in the prior approval process.

The development would not 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 not conflict with 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. The replacement development would be all brick, but it would not have any greater roof height or mass at the shared boundary.

In these regards the development would not have an unacceptably overbearing visual impact or 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 5m of the neighbour's glazed porch and 8m of their conservatory, the brick side wall and the height, single storey and without the height and mass of a tiled hipped roof, would not have an unacceptably overbearing visual impact, reduce outlook, or overshadow the neighbour's conservatory.

Neither neighbour has objected to the proposal. If the applicant had followed the prior approval process, it seems likely that prior approval would not have been required in the absence of neighbour objection.

In these regards there would not be conflict with Local Plan policy SS8 and DC1.

**CONCLUSION / PLANNING BALANCE**

For the reasons given, it is concluded that the proposed development would not cause unacceptable harm to the character and appearance of the host property and that of the area; and would not have an unacceptable impact on the amenity and living conditions of residential neighbours. As such, there would not be conflict with LP Policies SS8 and DC1 and the SMDC Design Guide 2018. Accordingly, planning permission should be approved.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Ben Hurst**

**Recommendation Date: 24/06/2025**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**