

## DELEGATED DECISION REPORT

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**SMD/2025/0175**  
**Valid 31/03/2025**

**15 ASH GROVE**  
**WERRINGTON**

**PROPOSED NEW PORCH TO FRONT  
& SINGLE STOREY SIDE  
EXTENSION**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

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

### DESCRIPTION OF SITE

A semi-detached, hipped roof, two-storey dwelling, sat within a rectangular-shaped plot of land. Off-road parking is provided at the front and side of the house and there is external amenity space to the rear. For the purposes of planning policy consideration, the application site is located within the Werrington Development Boundary and a low-risk, coal development area. The application site is not within any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

### PROPOSAL

A ground floor front and side extension to provide a bedroom, porch and lounge extension. The plans show that the new tiles and render would match those found on the existing house. The plans also show minor internal alterations including the removal of an internal wall between the lounge and dining area, to form an open-plan kitchen/family/dining area. A w/c would be relocated from the back of the house (currently adjacent to the kitchen – removal would allow the enlargement of the kitchen) to an area marked as a cupboard area near to the front door.

### 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 |
| Appendix 2 | Parking Guidance                      |

#### 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 places

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

78/05822/OLDDC Erection of conservatory and w.c. 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.

### Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on 22-Apr-2025

### *Personal Injury Collisions*

Current records show that there were not any Personal Injury Collisions on Ash Grove within 43 metres of the access for the previous three years.

### *Background*

Ash Grove is an unclassified road (Road No. D1239 with a speed limit of 30 mph. Ash Grove has footways on either side of the carriageway. The road is lit.

### *Description of Proposal*

Proposed new porch to front & single storey side extension.

### *Comment on Information submitted*

The proposed development will not impact on the car parking nor the local highway network.

### *Recommendations*

I have no objection subject to the following being secured via conditions:

1. The development to be completed as per approved plans.

## **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 design of the proposed extensions has changed since the original application submission. For the purposes of clarity, the scheme being considered is that shown on drawing number 100-02A. The scheme has changed as it now omits the originally proposed, large flat roof and reduces the size of the proposed porch.

The proposal is now considered acceptable. The extensions are proportionately sized in relation to the existing dwelling and the inclusion of a hipped, lean-to roof upon the side extension is welcomed. The shape of the roof not only fits well with the style of the house (existing hipped roof and links the original to the new build) but also removes what was originally proposed to be a large expanse of flat roof. Whilst the side extension sits further forwards of the original principal elevation, it is not considered to be problematic as in this case the scheme also includes a porch and lounge extension. The porch will become the main feature of the house with the lounge extension and side (bedroom) extension having a subordinate/set back relationship to it. It is borne in mind that there is an existing front extension which spans the full width of the dwelling and whilst this scheme would be more prominent, it is of an improved appearance and would be similar to developments found at neighbouring properties.

Externally, the dwelling is a mix of white/cream and pebble dash render. The proposed extension would be finished in a white render, this is in keeping with surrounding properties, including the immediate neighbours at numbers 13 and 17 Ash Grove. In the event of the application being approved, a condition to secure the render colour is considered reasonable. There are no concerns about the fact that the extensions will be seen from the public domain as it has already been concluded that the design of the extension is acceptable.

#### Neighbour amenity

There are no neighbouring properties to the rear of the application site. No issues with properties on the other side of Ash Grove due to the separation distance and the fact that this proposal is for a single storey extension only (no one way overlooking). No issues with the attached dwelling, number 17 as no 45-degree angles would be breached. The main property to consider is that of number 13 Ash Grove. Neither the porch nor the lounge extension would have any impact upon number 13. The proposed side extension would be close to a number of windows within the side wall of number 13 however none of the windows appear to be principal windows and there would be no impact upon the upper floor window given that the proposal is a ground floor extension only with shallow pitched roof. The proposed side extension does not extend to the full depth of the dwelling, therefore there will be no new build in front of the side window of the neighbour's rear extension. In the event of the application being approved, it is recommended that a condition is imposed which prevents the addition of any further windows within the side (bedroom) extension, in the interests of protecting neighbour amenity and preventing overlooking.

#### Parking

The proposed extension would be built upon part of the existing driveway. The plans show that approval of this application would result in the property becoming a four-bedroom house. The Highways officer has no objections to the plans. The Staffordshire Moorlands Local Plan states that three off-road parking spaces are required for a four-bedroom dwelling. The submitted plans do not show three parking spaces but the area in front of the house (after extension) measures (on plan view) approximately 7.6m deep and 11m wide. A Highways officer has informed that parking spaces should be 2.4m wide x 4.8m long and if there is a hard boundary an extra 0.5m should be provided per hard boundary side. The area at the front of the house appears to be large enough to accommodate three vehicles but it may mean removal of the front boundary wall. Adding the condition will allow the applicants to present a parking layout that complies with the standards.

#### 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**

The application is recommended for conditional approval. A domestic extension is acceptable in principle, there are no design, visual impact, neighbour amenity or parking objections. Conditions to secure render colour and parking provision, and prevent any additional windows within the side extension, are considered reasonable.

**OFFICER RECOMMENDATION :** Conditional approval.

**Case Officer:** Lisa Jackson

**Recommendation Date:** 26.06.2025.

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**