

DELEGATED DECISION REPORT

SMD/2025/0275
Valid 09/06/2025

71 ARMSHEAD ROAD
WERRINGTON

PROPOSED SINGLE STOREY
REAR & TWO STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The dwelling is in the larger village of Werrington. It is one of five dwellings in a row that share a common distinct dwelling type. Dormer bungalows with tall full pitch roofs and an offset single flat roof dormer. From the front the dwellings are largely unaltered, while some have had extensions added to the rear where they do no impact on wider street scene and public environment.

PROPOSAL

The application proposes the addition of two large dormer window additions to the front roof slope. The dormers would have full pitch roofs. A narrow side addition, between the side elevation and the boundary, would provide a store/garage that would not provide the internal dimension to garage a car.

At the rear two single storey additions would extend from the rear elevation by 3m – 3.7m across the width of the rear elevation. The additions would have two adjacent gables with full pitch roofs.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Village Area
DC1 Design Considerations
T1 Development and Sustainable Transport

SMDC Design Guide 2018 (SPD)

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 1/08/2025

Neighbour consultation period ends: 1/08/2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Werrington PC: No response within consultation period.

Staffordshire County Council Highways

Site Visit Conducted on: 01-Jul-2025

Conditional/No objection subject to conditions.

It was noted at the site visit there appears to be landscaping within the garden where a parking space is identified, this needs to be modified to facilitate parking as shown on Drawing No. GNC/25/155/2.

The extension to the rear will create a bedroom and kitchen/dining room.

The construction of the extension will reduce the available parking area and sever access to the garage.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

Parking for 2 vehicles is shown on the submitted Drawing No. GNC/25/155/2 and demonstrates there is sufficient parking to compensate for the loss of the garage and meets with the Parking Standards.

However, it was noted at the site visit there appears to be landscaping (gravel and decorative paving) within the garden where a parking space is identified.

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 simple, but uniquely distinct, character and form of the five dwellings contribute to local distinctiveness and the character and appearance of the street scene and area. Where each of these dwellings possess a small simple off set flat roof dormer, the proposed addition of the large twin dormers would overly dominate, the roof and front elevation and would be at odds with the prevailing character of the dwellings in the row.

Each of the dwellings in the row are evenly spaced the proposed side extension would erode that spacing and cause a terracing effect with the adjacent neighbour. That would be harmful to the character, rhythm and spacing of buildings in the street scene.

At the rear, the gable facing additions would extend from the rear wall of the original dwelling and the rear wall of the proposed side addition thereby increasing the width of the rear elevation and making the rear additions more dominant and the form and size of the original dwelling would be lost.

Overall at the front of the property, the development would have a significantly adverse impact on the character and appearance of the host dwelling and that of local distinctiveness. In these regards the development would be contrary to policies SS8 and DC1 of the SMDC Local Plan 2020 and the terms of the SMDC Design Guide 2018 SPD.

Impact on Amenity

At the rear the proposed single storey additions would extend 3m from the rear wall adjacent to the neighbour at no 73 and 3.7m from rear wall where the extension would flank the neighbour's garage at no. 69.

The centre of the neighbour's adjacent window at 73 would be more than 3m from the flank wall of the proposed extension and as such there would be no breach of a 45 degree horizontal sight line from the centre of the adjacent window. The arrangement is shown plotted on the proposed plans.

The proposed development would not have an adverse effect on the amenity of the neighbours.

CONCLUSION / PLANNING BALANCE

For the reasons given, it is concluded that the proposed development would cause unacceptable harm to the character and appearance of the host property and that of the area; and would have an unacceptable impact on the amenity and living conditions of residential neighbours. As such, there would be conflict with LP Policies SS8 and DC1 and the SMDC Design Guide 2018. Accordingly, planning permission should be refused.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date:

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council