

DELEGATED DECISION REPORT

SMD/2025/0325
Valid 07/07/2025

4 PHILIP LANE
WERRINGTON

PROPOSED FRONT AND REAR
DORMER EXTENSION AND SIDE
EXTENSION FORMING UTILITY,
KITCHEN AND STORE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Parking
- Drainage
- Coal

DESCRIPTION OF SITE

A semi-detached bungalow benefitting from off-road parking at the front of the house and external amenity space to the rear. The bungalow has previously benefitted from extensions including the sunroom at the rear, the side store, porch and rear dormer window.

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

PROPOSAL

The addition of front and rear dormers (replacement of the rear dormer) and the erection of a single-storey side extension. The extensions, (together with internal alterations) would provide the occupant(s) with an open-plan kitchen / dining area, boot room and utility room at ground floor level. The dormer additions would allow for an enlarged master bedroom and a new bathroom; the addition of the bathroom would result in the second bedroom being reduced in size and its floorplan / shape changing. The elevations plan does not contain any details concerning external facing materials, although the application form states that the side extension would be constructed in matching brickwork and the dormers to comprise composite horizontal cladding / boarding in mid grey colour.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
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

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

One representation objecting to the application and two representations in support of the scheme.

Objection

- Flooding. The severity and frequency of flooding events have increasing following the construction of the existing sunroom and side extension. The use of soak aways is especially concerning knowing that the properties are built on sandstone and clay; please also consider the significant height difference between Number 4 and 6 Philip Lane (approx. 75cm). Has a ground survey report been done to determine the suitability/depth of the soak away?
- Potential for damage, staining or soiling of new block pave driveway. The latest driveway has been installed within the last 12 months following flood damage to the previous iteration.
- Potential for damage to existing boundary wall when foundations are dug
- Potential for damage to existing garage wall when foundations are dug.
- Repair to garage roof when existing side extension is removed.
- Distance between side extension and existing boundary wall to allow for maintenance of boundary wall and garage.
- The lack of access to the rear of the property will require the Wheely bins to be stored at the front of the property.

Support

- Proximity of the shared chimney stack between my neighbours property and my own is required to be proportionately raised in height to enable the flue outlet to be correctly positioned away from any adjacent opening windows.
- No objection for those amendments to the joint chimney to be undertaken to satisfy the regulations and the give consent for my neighbours to undertake the works should planning approval for the wider proposals be granted.
- The design looks in keeping with neighbouring properties.

Werrington Parish Council

No representations received during the statutory consultation period.

Severn Trent Water

It is important to note that we no longer look at extensions under the planning application process. All extensions are dealt with by Building Regulations, and if an asset is affected by the works, then the applicant will need to contact STW.

Severn Trent objects to the building over of any sewer or water main. However, in accordance with part H of the Building Regulations, a building over or building close to a public gravity sewer may be allowed subject to certain conditions being fulfilled.

To pursue this option the APPLICANT must contact building.over@severntrent.co.uk to discuss (not yourselves the LPA).

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 extension.

Design and visual impact

During consideration of the application, an amended plan has been submitted to alter the design of both the side extension and the front dormer. The side extension is now set back behind the principal elevation of the house, is proportionately sized and would be constructed using bricks to match the existing. The front (roadside facing) dormer has been reduced in size so that it does not project as far forwards as it originally did, resulting in a greater separation distance between the eaves and the bottom of the dormer. It means that the dormer now sits clear of the porch roof, simplifying the appearance of the principal elevation. The plans show that the original roof ridge would still be visible, it is acknowledged that this isn't really going to be seen from a ground level perspective, but it is noted that the area has an established character of flat roof dormer windows, some of which do sit close to the ridge. Whilst pitched roof are generally preferable, it is acknowledged that there are some circumstances where they would look out of place and that is the case for the application property.

Neighbour amenity

No issues in terms of neighbour amenity. The rear dormer is replacing an existing dormer with the windows still serving bedrooms one and two. The relationship between the application property and the neighbour(s) to the rear remains the same as present. Windows within the front of the dormer face towards the road but do not bring the house any closer to those on the opposite side of the street, the separation distance remains the same and it is noted that the houses opposite also have front dormer windows.

In terms of the side extension and amenity impact, the property to consider is number 6 Philip Lane (to the north). It is noted that the proposed ground floor side extension will replace an existing ground floor side addition. It has been noted earlier in the report that the front of the proposed extension has been set back to improve its design / relationship with the house, this will also ensure that there is no additional amenity impact upon number 6, the amenity relationship remains the same and is a material planning consideration.

Parking

The proposed works do not involve the formation of any additional bedrooms therefore consideration of the Local Plan parking standards is not triggered. The site visit confirmed there is off-road parking space for 1-2 vehicles. No part of the proposal would remove any existing parking provision, and the application does not show any proposed alterations to the existing access / exit arrangement.

Drainage

Comments from a neighbour regarding drainage have been noted. Severn Trent Water confirm they no longer consider extensions under the planning application process rather, they are dealt with by Building Regulations.

Coal

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.

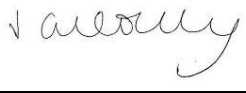
CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 14.10.2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council