

DELEGATED DECISION REPORT

SMD/2025/0485
Valid 25/11/2025

WERRINGTON PRIMARY
SCHOOL WASHERWALL LANE
WERRINGTON

**Application for a Lawful
Development Certificate for a
proposed storage container (2.1m
wide, 6m deep and 2.1m high) to
store a sit-on mower and a football
pitch line marker.**

**(CERTIFICATE OF LAWFULNESS -
PROPOSED)**

MAIN ISSUES

- Consider whether the proposed works comply with Permitted Development Rights.

DESCRIPTION OF SITE

This is a well established Primary School within the Werrington Development Boundary. The school can be seen from the road and surrounding properties, there is off-road parking, playground areas and playing fields. The application site is located at the rear and within a recessed/enclave area at the back of the school. The area where the container would stand has a hardcore surface, is used to store various pieces of equipment (including goal post, shed, netball hoop etc), and is secured by steel gates/fencing.

PROPOSAL

The siting of a storage container 2.1m x 6m with a height of 2.1m. An image of the proposed container has been submitted as part of the application, together with a plan showing its proposed location and a red edge location plan.

The applicant presents the following reasons for the grounds of the application.

'The existing use of the land as a storage compound is considered lawful because it has been in continuous use for the storage of sports equipment, including goalposts and other items associated with the maintenance and operation of the adjacent sports pitches. This use is ancillary to the lawful recreational and sporting use of the wider site. No new buildings have previously been erected on the land, and the compound consists of an open, fenced area used solely for storage purposes. The proposed installation of the 20ft storage container will not alter the lawful use of the land, as it will continue to serve as a storage area in connection with the established and lawful use of the sports grounds.'

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

The application is for a certificate of lawfulness and therefore Local and National Planning Policies cannot be applied. Determination of this application relates solely to whether the proposed extension complies with any of the allowances within the General Permitted Development Order (2015) (as amended).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0620	Proposed first floor extension to provide new teaching spaces, toilets and link corridor. Approved.
77/04696/OLDDC	Proposed extensions and alterations to form middle school. Approved.
77/04600/OLDDC	The erection of first school. Approved.

CONSULTATIONS

Publicity

None required for a certificate of proposed lawful development.

No representations have been received regarding the proposal.

OFFICER COMMENTS

The relevant section of the General Permitted Development Order appears to be Schedule 2 Part 7, Class M which deals with **the erection, extension or alteration of a school, college, university, prison or hospital building.**

Consideration of Part 7, Class M is as follows.

M.1(a). Complies. The cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date does not exceed 25% of the cumulative footprint of the school and does not exceed 250 square metres. The 'relevant date' for the purposes of schemes relating to schools is 21st April 2021.

(ba) Complies. No part of the development would be within 5m of the boundary of the curtilage of residential land.

(c) Complies. No part of the container would be positioned on playing field land.

(d) Complies. Container would not exceed the restricted heights of 5m or 6m (dependant on location).

(da). Not applicable. This is not a roof top structure which would exceed 1.5m)

(e) Not applicable. This is not an extension to the height of any building.

(f) Not applicable. The development is not within the curtilage of a Listed Building.

(g) (i) Complies. The site is used for the provision of school education.

(g) (ii) Not applicable. The site is not a hospital site.

(g) (iii) Not applicable. This is not a site used as a prison.

Development is permitted subject to compliance with M.2 'Conditions'

M.2 (a). Complies. Development is within the curtilage of an existing school.

(b) Complies. Container will be used only as part of or for a purpose incidental to the use of the site as a school.

(c) Not applicable. This is not article 2(3) land.

(d) Not applicable. This is not article 2(3) land.

(e) Not applicable. Development is not related to pupil numbers.

(f) Not applicable as this is not a university building.

(g) Not applicable as this is not a university building.

(h) Not applicable as this is not a university building.

(i) Not applicable as this is not a prison building.

(j) Not applicable as this not a prison building.

M.2A Not applicable as the proposal does not require Prior approval.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the Certificate of Proposed Lawful Development is approved due to compliance with be Schedule 2 Part 7, Class M

OFFICER RECOMMENDATION : Is lawful. Approve.

Case Officer: Lisa Jackson

Recommendation Date: 30.1.2026.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council