

DELEGATED DECISION REPORT

SMD/2025/0510
Valid 05/12/2025

**2 , WHITMORE AVENUE ,
WERRINGTON ,
STAFFORDSHIRE , ST9
0LW**

**PROPOSED EXTENSION AND
ALTERATIONS**

MAIN ISSUES

- Principle of Development
- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

This application relates to no.2 Whitmore Avenue, a three bedroom detached two storey dwelling, with detached garage to the side, located at the end of a cul-de-sac. The area is predominantly residential in character. The dwellinghouse is of the same design and scale of the other properties located within the wider housing estate, albeit some have been notably extended or altered over time including to the front.

For the purposes of planning policy consideration, the application site is located within Werrington and within the settlement boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Planning approval is sought to construct extensions to front, side and rear to infill the space linking the detached garage and creating additional living accommodation to the rear. The reconfiguration and extension of floor space will retain off street parking and create an additional bedroom with ensuite at ground floor to facilitate multigenerational living.

A single storey front porch extension will give focus to the front entrance to the dwelling.



A single storey central extension will link the garage, a pitched roof will graduate from main house to new integral garage/utility.

Proposed materials include brick and roof tiles to match existing, with new cedar cladding to the front elevation.

Off street parking is provided for up to four cars.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS8 Larger Villages Areas Strategy
DC1 Design Considerations

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections -
2: Achieving sustainable development
11: Making effective use of land
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/1156 Erection of garage - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 27/01/2026
Neighbour re-consultation period ends: 27/01/2026

Public Comments

No representations received during the determination period

Highways

Initial consultation response stated no objection subject to a condition requesting parking plan be submitted for approval showing 3 parking spaces (2.4m x 4.8m each space). The applicant provided an amended plan and following reconsultation, highways commented: No objection to the proposal subject to the following condition - The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan JPK/25/5385/2 Rev A and kept as intended for the lifetime of the development.

Town / Parish Comments

No objection

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Werrington as a Larger village where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Impact on the Area

The council will ensure that development proposals contribute positively to the character of the built environment in accordance with sub area strategies.

Viewing the porch in context of the existing additions to neighbouring properties, it is considered that the proposed porch is modest in scale and entails minimal change to the setting of the property. The introduction of a porch on this side of the street does not introduce an alien feature. The side and rear extensions are screened predominantly from view by the massing of the existing building, it is not until you are down towards this end of the cul de sac that the side of the dwelling and garage comes into view. Notwithstanding the site is big enough and separation from neighbours allows the extensions to assimilate sympathetically with the host dwelling without detriment to the streetscape or neighbour amenity.

There are no design objections to the proposal. Policy DC1 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design Guide outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The design and materials of the proposed extensions will complement and modernise the existing dwellinghouse and will not appear visually prominent within the street scene. It is for these reasons that the proposed extensions will enhance and not harm the character of the area and comply with policy DC1 of the Local Plan and the NPPF.

Amenity

Local Plan Policy seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed extensions are distanced away from the windows of neighbouring properties habitable rooms and causes no harm to amenity or privacy. The property is on the end of a row and the majority of the extensions are screened from the neighbours by the house itself. The porch addition has minimal projection and will not impact on the 45 degree from windows in the front elevation of the neighbour.

Turning to the rear extension, the neighbouring property has also been extended. There is a side window facing towards the site in this extension which would be impacted but it appears to be a secondary window. There are now windows which would overlook neighbours proposed and therefore the proposal is acceptable.

It is for these reasons the proposed extension will comply with policy SS1 of the Local Plan.

CONCLUSION / PLANNING BALANCE

This application is considered to be of an appropriate design and scale that adequately reflects the character and design of the host dwelling and wider streetscene. The development would not cause significant injury to the residential amenity of nearby properties or result in a threat to highway safety. This application is therefore considered to accord with the relevant design and amenity policies of the SMDC Core Strategy and NPPF.

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2024). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 27.01.2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council