

DELEGATED DECISION REPORT

SMD/2025/0534
Valid 22/12/2025

2 SPINDLESTONE CLOSE
WERRINGTON

**ERECTION OF DETACHED GARDEN
OUTBUILDING FOR USE AS HOME
GYM/STUDY ALONGSIDE
INSTALLATION OF DECKING TO
THE REAR GARDEN - PART
RETROSPECTIVE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

Number 2 Spindlestone Close is a new build, two-storey dwelling occupying a corner plot at the junction of Spindlestone Close and Ravensmoor Road. The property boundaries are marked by timber fencing and a red brick wall. At the time of the site visit it was noted that the outbuilding had been erected and the deck area had been installed. The deck area is raised, and the outbuilding sits on top of it adjacent to the rear boundary.

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 property does not form part of any Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Retrospective planning consent is sought for the grey composite raised deck area and garden outbuilding. The garden building has a flat roof and is constructed by using dark grey metal cladding. The submitted plans show the building as having a footprint of approximately 8.1m x 3m, with an overall height of approximately 2.9m. The windows and doors have dark grey, aluminium frames and the front of the building is finished with a stone effect, feature cladding panel. The site visit confirmed that the majority of the works had been completed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy
SD4	Pollution and Water Quality
DC1	Design Considerations
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development within 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

There are planning and Non-Material Amendment applications relating to the whole site/new build residential area. No applications (other than the one pending a decision) can be found which relates to the garden outbuilding and decking.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments

Two representations received, both objecting to the application. The comments can be summarised as follows;

- No planning application has been approved.
- Neighbour not informed prior to works commencing.
- Neighbours have dug down to level the ground.
- Drawings don't demonstrate the true height of the decking; it is a lot higher than shown.
- Unnecessary to have the building at the top of the garden.
- Plans do not show any ways of making the development 'private.'
- Hedging would increase the height. Hedging would need to be in containers on top of the decking and therefore worsening visual impact.
- Reliance on hedging would not offer year-round privacy.
- Overbearing building
- Out of keeping with the area/eyesore for the new estate.
- Does not fit in with the appearance of the area.
- Impact upon privacy/overlooking into gardens and windows/living spaces.

Werrington Parish Council

No representations received during the consultation period.

Staffordshire County Council Highways

Conditional
Site Visit; 16/01/2026

Personal Injury Collisions

Spindlestone Close is currently unadopted. Staffordshire County Council do not hold accident records for Spindlestone Close. The nearest adopted highway is Ash Bank Road.

Background

The property is located on Spindlestone Close, a currently unadopted, no through road serving residential properties. There is a system of streetlights and footways at this location.

Description of Proposal

Erection of detached garden outbuilding for use as home gym/study alongside installation of decking to the rear garden - part retrospective.

Comments on Information Submitted

The proposal is for the erection of a detached garden out building and the installation of decking to the rear garden of No. 2 Spindlestone Close. The outbuilding has been constructed albeit not finished. It is intended to use the building for a home gym/study. The outbuilding does not have a negative effect on the current parking arrangements and therefore it is considered not to have a detrimental impact on the highway. I have no objection application number (SMD/2025/0534) subject to the following condition:

The outbuilding shall remain ancillary to No.2 Spindlestone Close and shall be used for domestic purposes only and shall not be used for commercial operations, sold, let, or occupied independently without the prior approval of the Local Planning Authority.

Reason(s)

Contrary to NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer:

Current records show Spindlestone Close as private and unadopted

OFFICER COMMENTS

Principle of Development

The application property is sited within the Werrington Village Development Boundary. Werrington is identified within policy SS8, as a Larger Village within the Staffordshire Moorlands Local Plan where a range of developments, including residential, can sometimes be supported in principle. In this case there are no 'in principle' objections to the development, however all other material planning considerations must be satisfied.

Design and visual impact

NPPF paragraph 135 states that development should add to the overall quality of an area, be visually attractive because of good architecture, and sympathetic to local character. Moreover paragraph 139 states that development which is not well-designed should be refused, especially where it fails to reflect local design policies, local design guidance and supplementary planning documents, such as design guides and codes.

Staffordshire Moorlands Local Plan policy DC1 (amongst other matters) states that all development shall be well-designed, be of a high quality, add value to the local area (including detailing and materials appropriate to the character of the area) and be designed to respect the site and its surroundings.

There are no design objections to the decking in its own right. This is a grey coloured, composite deck area, it is not unusual for this type of structure to be found within domestic garden areas. The outbuilding however does raise design and visual impact concerns. The size of the building, together with its raised position, proximity to the boundary, and choice of materials results in a development which is visually intrusive and harmful to the street scene at this point. Both the dark grey and stone

effect feature cladding is completely out of keeping with this new build residential area which has a character of brick, tile, render and fencing. The outbuilding is a stark and harmful addition to a well-designed area in terms of clashing materials, prominence and overall design. The Staffordshire Moorlands Design Guide (SPD) makes reference within paragraph 3.9 states that '*new buildings should use facing materials that either match or compliment those of the surroundings.*'

There are domestic outbuildings present in the area, and this is not unexpected, but the application building is harmful to the character and appearance of the area for the reasons outlined above.

The plans refer to the possibility of positioning a 1.7m hedge along the roadside boundary for increased privacy, and comment that this could be natural or artificial. The issue with planting is that it is not a permanent feature and there is no real control over its height. A hedge cannot be relied upon to screen the building from the street.

Neighbour amenity

There are neighbours surrounding the application site. To the north there is number 40 Ravensmoor Road. Whilst the outbuilding will be seen from this property it (outbuilding) does not have any adverse neighbour amenity impact which would result in the application being refused. This is the same for the neighbours across the road on Spindlestone Close and Ravensmoor Road. The dwellings on the other side of the road (generally numbers 1, 3 and 5 Spindlestone Close) are separated from the outbuilding development by the applicants own dwelling and the road layout, therefore there are no amenity concerns here. Numbers 36, 37, 38 and 39 Ravensmoor Road do have views of the outbuilding but they are also separated from the application site by the highway. These properties will see people using the outbuilding, but they are not close enough to be adversely overlooked by it.

The amenity concerns revolve around the impact upon the occupant(s) of number 4 Spindlestone Close. Due to the height of the decking anyone using it or the outbuilding will be able to look directly into the neighbour's garden and towards the rear windows. Whilst neighbour overlooking is common it is normally from first floor rear windows or over fences/walls at a similar level. It is not normally due to having a raised deck and outbuilding at the bottom of the garden looking towards the back of a neighbouring house. Not only is overlooking intrusive and unacceptable when using the building and decking, it is also the fact that there would be a constant feeling of being overlooked due to the raised level of the building and the very realistic prospect that anyone could access the building and decking at any time. For these reasons it is concluded that the development is unacceptable in terms of neighbour amenity impact upon number 4 Spindlestone Close.

Highways

No objections from the County Highways officer. The Highways comments can be read in full within the 'Consultations' section of this report. The development within the rear garden means that no off-road parking space is lost. The County Highways officer does request a condition that the building is to be used for domestic purposes only and shall not be used for commercial operations, sold, let, or occupied independently.

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 Local Planning Authority' 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

As this is a retrospective application, it is quite clear to see how the development impacts upon both the street scene and the neighbouring property number 4 Spindlestone Close. No noise emission information has been submitted. It is considered that the application should be refused.

OFFICER RECOMMENDATION :

Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 10.03.2026.

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council