

DELEGATED DECISION REPORT

SMD/2026/0019
Valid 16/01/2026

215 ASH BANK ROAD
WERRINGTON

RETROSPECTIVE
APPLICATION FOR ACCESS
RAMPS TO SHOP FRONT

(FULL - MINOR)

MAIN ISSUES

- Design and impact on the street scene.

DESCRIPTION OF SITE

The site comprises of a commercial unit in use as a hot food takeaway, which forms part of a two storey red brick building with accommodation above, and an adjoining commercial unit at ground floor level in use as an off-licence.

PROPOSAL

The application seeks retrospective permission for two wheelchair access ramps and handrails to the front of the property to the commercial unit.

Revised plans were requested to amend the scale of the location plan.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

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

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

Two comments received, one objection and one neither in objection nor support.

The objection relates to the numbering of buildings along Ash Bank.

The other comment refers to a recent refusal for a similar development in Werrington, which was partly for an access ramp.

Town / Parish Comments

None received.

Staffordshire County Council Highways

None received.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is within the Werrington Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

The design of the proposed ramps are typical of a wheel chair access, and would have a minimal impact in the street scene. The SMDC Design Guide urges development to improve access wherever possible. In this case, the improvements are possible due to the frontage being set well back from the public highway. therefore, the proposed development is considered acceptable in regards to design.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. the site is bounded by 215a Ash Bank to the west and 217 Ash Bank to the east. The proposed development is not considered to have an amenity impact to neighbouring properties, which are both commercial in nature, as the ramps are small in scale and do not have an overbearing affect. Therefore the proposal is considered acceptable in terms of amenity.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development can accommodate the required vehicular parking, in line with Appendix 2. The proposed development is set approx. 13.3 metres from the public highway and is not considered to have a detrimental impact on highway safety, and is therefore acceptable in this regard.

Other Matters

Concerns have been raised regarding the retrospective nature of the application for an access ramp where a similar ramp had been refused at 3 Johnstone Avenue (SMD/2025/0284).

There are several material differences between the two applications, namely the SCC Highways objection due to the ramp at 3 Johnstone Av. encroaching onto the adopted highway, restricting the width of the pedestrian footway. This would narrow the width along which pedestrians can pass and force them toward the kerb and the carriageway. The result would pose an unacceptable impact on the safety of pedestrians.

Secondly, the proposal was also for a roller shutter which would generate noise that would disturb the sleep of occupants in the residential flats above, and when locked in place and covering the shop front windows, would during the evening and throughout

the night be at odds with the prevailing character and appearance of the commercial row.

For these reasons the application was refused. In this case, the access ramp does not impede pedestrian access, and no roller shutter is being applied for.

The other concern raised relates to the numbering of buildings along Ash Bank. This matter is outside the scope of this application.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to be acceptable in principle, as well as in terms of design, amenity, and highway safety as it complies with all relevant local and national policy. Therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 01/04/2026

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Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council