

Mr Sags Ulhaq
Post My Plans
Genesis Centre
Stoke on Trent
Staffordshire
ST6 4BF

Mr & Mrs Pearce
125 Meigh Road
Werrington
Staffordshire
ST2 9QJ

Application no: SMD/2026/0074

Determined on: 01/05/2026

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

REFUSAL OF PLANNING PERMISSION

Location of Development:

Mareham 125 Meigh Road Werrington Staffordshire ST2 9QJ

Description of Development:

First floor side/front extension alongside removal of existing conservatory and erection of new single storey rear extension

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref:

- 2090 001C
- 2090 002B
- 2090 003B

for the reason(s) specified below:-

1. The width of the proposed first storey extension would exceed 50% of the width of the original property, comprising a disproportionate and dominant addition to the side elevation of the dwelling. The extension would appear oversized and excessive, and would disrupt the proportion of the host dwelling, adding a large bulk to the side elevation which would be detrimental to visual character of the dwelling and wider street scene. There are no other examples of extensions of such an excessive width in the immediate area. Accordingly, the proposed extension is contrary to policy DC1 of the Council's Local Plan, the Staffordshire Moorlands Design Guide SPD and section 12 of the NPPF.

Informatives

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 39 of the National Planning Policy Framework. The Framework advises that the

LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. In this instance, the applicant was given multiple opportunities to submit revised documents to address design related concerns raised following the initial round of consultation. However, the revised documentation was not considered acceptable in addressing the concerns raised by the Council. Therefore, the application has been determined accordingly.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
1. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
2. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.