

DELEGATED DECISION REPORT

SMD/2026/0074
Valid 19/02/2026

**MAREHAM 125 MEIGH
ROAD
WERRINGTON**

**FIRST FLOOR SIDE/FRONT
EXTENSION ALONGSIDE
REMOVAL OF EXISTING
CONSERVATORY AND
ERECTION OF NEW SINGLE
STOREY REAR EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Werrington Ward. The site is within the Werrington Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings to the North-East and South-West. Ravenscroft, No. 123 Meigh Road lies to the North-East of the site and San Rema, No. 127 Meigh Road is situated to the South-West. The rear curtilage of the site adjoins the rear curtilage of the Scout and Guide Headquarters, Bridle Path to the East. The Meigh Road highway runs adjacent to the proposed site on the North.

It is noted that a number of properties within the street have been extended; however the established character of the street has been retained.

PROPOSAL

The proposed development comprises a first storey side extension, a lean to roof over the garage which projects beyond the principal elevation of the dwelling and a single storey rear extension to the dwelling. An existing conservatory to the rear of the dwelling would be demolished to accommodate for the single storey rear extension. The existing garage would be converted to a living / games room, a dog room and a boot room. The remaining part of the existing garage would contribute to a larger open plan kitchen / diner. The first storey extension would accommodate a larger main bedroom with an ensuite bathroom and a larger bathroom. The extensions would be constructed from materials which would harmonise with the existing dwellinghouse, including facing brickwork, tiles and white UPVC.

Notably, the proposed scheme is a revised version of the initial scheme presented to the Council.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1977/0214 – Residential development. Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 28/03/2026
Neighbour consultation period ends: 27/03/2026
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Werrington Parish Council.

Staffordshire County Council Highways

The proposal is to construct a first-floor extension to the front and side elevation of the property and a single storey extension to the rear. The current conservatory will be removed to make way for the rear extension. Internal modifications will include the conversion of the garage into a living/games room. On the first floor 2 bedrooms are to be combined to create a larger bedroom, and a new ensuite bedroom is proposed.

The property footprint remains at 4 bedrooms however the garage conversion will result in the loss of 1 parking space.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

The submitted plan titled Site Layout Plan (Revision A) shows parking for 3 vehicles and therefore meets with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0074) subject to the following condition:

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Werrington. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within Werrington, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, neighbour amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. Paragraph 5.5 of the Council's Design Guide SPD 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. Paragraph 5.2 of the Design Guide SPD states that *"alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character... The aim should be to revitalise the building without altering its fundamental character."*

Paragraph 5.5 of the Staffordshire Moorlands Design Guide SPD states that *"setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help"* to ensure that the extension has a subordinate relationship with the parent dwelling. Initially, the proposed extension added a first storey element to the East facing side elevation and principal elevation of the dwelling. The proposed extension would have created a continuation of the pitched roof of the host dwelling, not being set down from the ridge or eaves height of the host dwelling. A forward projecting gable feature would have been incorporated into the principal roof plane of the dwelling (over the top of the existing garage and hallway), which would have exceeded half the width of the original dwelling. The proposed first storey projecting gable on the principal elevation, coupled with the first storey side extension, would have resulted in the original dwelling being completely consumed, creating a completely different façade to the principal elevation of the dwelling. The size and scale of the proposed extension was too large, resulting in significant harm to the character and appearance of the original dwelling and surrounding street scene. Thus it was not compliant with the Staffordshire Moorlands Design Guide SPD, in that it would not have a subservient relationship with the host dwelling.

The applicants collated some examples of other similar extensions approved by the Council in the area, which have a two storey projecting gable on the principal elevation or run flush with the principal elevation and maximum height of the

dwelling. Notably, a number of these examples were approved before the Staffordshire Moorlands Design Guide SPD was adopted in 2018. The applicants also referred to an example of a similar extension approved at Heath Avenue under the reference SMD/2018/0620. Whilst this extension is similar in its design, it does not appear similar to the proposed extension under this application. The extension which the Council approved at Heath Avenue is far less imposing, as it is not as large and wide in its size and scale, meaning that it sits proportionately well on the host dwelling. Furthermore, the two storey projecting gable on the principal elevation at Heath Avenue is set down from the maximum roof height of the host dwelling, thus it somewhat has a subordinate relationship with the parent dwelling. The proposed extension under this application as originally proposed, spanned far wider across the principal elevation, considerably exceeding half the width of the original dwelling and appearing highly imposing and proportionately dominant. No part of the extension would have a subordinate relationship with the host dwelling, which goes completely against the Council's Adopted Design Guide SPD.

Following these concerns being raised with the applicants, a revised plan was submitted. The proposed two storey projecting gable on the principal elevation has been removed and replaced with a single storey lean to roof over the top of the existing flat roof garage. Additionally, the proposed first storey side extension has been set back from the principal elevation by 300mm and set down from the maximum height of the dwelling.

Paragraph 5.8 of the Council's Design Guide SPD makes the point that "irrespective of size, however, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character". Whilst the Council appreciate that the revised plans represent a marginal improvement to the design of the scheme, concern remains regarding the width of the proposed extension. The width of the proposed extension would exceed 50% of the width of the original property, comprising a disproportionate and dominant addition to the dwelling. All other examples of first storey / two storey side extensions amongst the immediate street scene / area do not exceed 50% of the width of the original dwelling, meaning that they appear proportionate on the host dwelling. A first storey extension of this width would be considered to exceed the size and scale threshold of the building, adding a large bulk to the side of the dwelling which would detrimentally impact the character of the dwelling.

The applicants proceeded to provide some additional examples of extensions approved within the Werrington / Cellarhead area (on Ash Bank Road and Southlowe Road) which have widths that exceed 50% of the width of the original dwelling. Each planning application is considered on its own merit, depending on the context of the host dwelling and surrounding streetscape. The examples provided sit within different streets in different contexts and are therefore not relevant in the case of the application in front of the Council. There are no other examples of extensions of this size and scale on Meigh Road or within the immediate context of the site and therefore, the Council consider that the proposed extension would have a harmful impact on the surrounding street scene.

The proposed single storey rear extension would have a simple pitched roof, which would complement the pitched roof of the original dwelling. Furthermore, the

proposed rear extension would be single storey, therefore the maximum height of the extension would be set down from the parent building. I note that the rear extension would clearly be set back from the principal elevation of the dwellinghouse, again reiterating its subordinate nature to the parent dwelling. For these reasons combined, it would be considered appropriate development in accordance with the Council's Design SPD.

Materials used in the construction of the proposed extension would match those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Although the surrounding street scene is comprised of a varied selection of house types, a prominent feature of the street scene is the brick used in the construction of the dwellinghouses. Brickwork, tiles and white UPVC would be used in the construction of the proposed extension. Thus, the proposed materials would match the existing materials and harmonise with the surrounding street scene, not detracting from the character of the original street. However, this does not outweigh the harm in terms of the size, scale and design of the extension as outlined above.

The proposal, by virtue of its size, scale and siting does not maintain the character of the existing dwelling and area. The proposal would therefore not accord with the provisions of local plan policy DC1, the Staffordshire Moorlands Design Guide SPD and section 12 of the NPPF in this regard.

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 application site is bound by Ravenscroft, No. 123 Meigh Road to the North-East and San Rema, No. 127 Meigh Road is situated to the South-West. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The proposed first storey extension would be within close proximity of the neighbouring dwellinghouse at Ravenscroft, No. 123 Meigh Road. Therefore, the 45 degree rule has been assessed, between the corners of the proposed extension closest to Ravenscroft and the central point of their closest front and rear fenestration, to ensure that light amenity will not be impacted. The first storey extension would not breach the 45 degree rule to the closest front and rear windows. No fenestration is located on the closest side elevation of Ravenscroft, therefore no light amenity impact or overshadowing would occur on this elevation.

The proposed single storey rear extension would not breach the 45 degree rule to the closest fenestration at Ravenscroft, in the form of a conservatory. Due to the East to West sunlight trajectory, the proposed extension would cast some shadowing

over the closest side elevation of the conservatory during the afternoon / evening hours. Regardless of this, the extensive amount of glazing on the opposite side elevation, the rear elevation and the roof of the neighbours' conservatory would all continue to gain plenty of natural sunlight entry. Therefore, it is not considered that the rear extension would have a detrimental shadowing impact on the neighbours at Ravenscroft.

One door with a glazed panel would be retained on the side elevation which faces towards the neighbours at Ravenscroft. The glazed panel in this door is obscured, therefore this door has no privacy amenity impact. Notably, the proposed single storey rear extension would replace an existing conservatory to the rear of the dwelling, which incorporates a significant amount more glazing. Therefore, the reduction of the glazed area on the proposed extension would have a lesser impact on the privacy of Ravenscroft than the existing conservatory. Whilst there would be one small window on the side elevation of the proposed extension which would face towards Ravenscroft, this window would be higher level (with a floor to cill height of approximately 1.52 metres). Therefore, there would not be a detrimental overlooking impact resulting from this proposed window. Furthermore, the roof light would be located above natural eye level. Thus, it would not be considered to lead to any overlooking. Therefore, the privacy amenity of these neighbours would not be impacted by the proposed extension.

The two storey extension would be located on the Eastern side elevation. As the neighbouring dwellinghouse at San Rema, No. 127 Meigh Road is positioned to the West of the site, the two storey extension will be tucked behind the host dwelling on the opposite side to the neighbour. Thus, it is considered that the distance between the two storey extension and the neighbouring dwelling would be substantial enough to ensure that light amenity of the neighbour is not impacted through any habitable windows.

The proposed single storey rear extension would be sufficiently stepped off the common boundary to ensure that there would be no breach of the 45 degree rule to the closest rear fenestration at San Rema. Therefore, it is clear that no detrimental shadowing would occur over San Rema and their light amenity would not be adversely impacted as a result of the single storey rear extension.

There would be no fenestration on the side elevation of the proposed extension which would face towards the neighbours at San Rema. Therefore, their privacy amenity would not be impacted at all, as no overlooking would occur as a consequence of the proposed development.

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 should contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposed extension would not increase the number of bedrooms of the dwelling. Therefore, no additional parking spaces would be required for the number of people inhabiting the dwelling. The site layout plan submitted demonstrates that three off-highway parking spaces are available on the front driveway of the dwelling in accordance with the Parking Standards set out in the Local Plan. Furthermore, the proposed extension would not compromise the spaces for off-street parking on the driveway to the front of the dwelling, in compliance with Policy T1.

Staffordshire County Council Highways department have no objections, as the proposal would not have a detrimental impact on the highway.

Thus, the proposed extension would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for refusal. Although the application would have no adverse effect upon neighbour amenity and no overall impact on the highway, the proposed extension is not considered to be appropriate in terms of its size and scale. The proposed extension would be too large specifically in terms of its width, resulting in significant harm to the character and appearance of the original dwelling and surrounding street scene. It would appear oversized, and would disrupt the proportion of the host dwelling. Thus it would not be compliant with the Staffordshire Moorlands Design Guide SPD and the relevant policies of the adopted Local Plan. Therefore, the proposed development is not deemed acceptable in line with planning policy and is recommended for refusal.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Hannah Varley
Recommendation Date: 30/04/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council