

DELEGATED DECISION REPORT

SMD/2026/0104
Valid 06/03/2026

6 WILTON AVENUE
CELLARHEAD

PROPOSED SINGLE STOREY
EXTENSION TO REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

6 Wilton Avenue is a previously extended, semi-detached dwelling sat within a generously-sized, rectangular shaped plot of land. The property forms part of a well-established residential area with no uniform street scene. Surrounding properties are mainly two-storey and are generally either hipped roof semi's or detached houses.

For the purposes of planning policy consideration, the application site is located within the Werrington Development Boundary. The property is not within a Conservation Area and there are no listed buildings/structures or protected trees which need to be considered. The property is within an identified low risk, coal development area.

PROPOSAL

A single-storey, rear extension which, together with internal alterations, would provide the occupants with a large, open-plan kitchen/dining/sitting area. The works would see the removal of a conservatory and a box bay kitchen window. The extension would span the full width of the rear of the dwelling and wrap around a corner to infill a space at the rear of the garage. Outwards opening French doors would lead to the garden, a separate window would serve the kitchen area and there would be four skylights within the sloping roof. The drawing shows new brickwork and tiles to match those of the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Pla

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

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands
2. Space About Dwellings

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

00/00255/FUL	Extension to kitchen/dining room. Approved.
SMD/2020/0059	Replacement of existing flat roof for new pitched roof, proposed porch and dropped kerb, front of house to be rendered. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired

Public Comments

No objections.

Cheddleton Parish Council

No objections.

OFFICER COMMENTS

Principle of Development

Werrington is identified as a 'Larger' village within policy SS8 of the adopted Local Plan. All other material planning matters must be satisfied, but within the larger villages a range of developments can be supported in principle, which include residential proposals.

Design and visual impact

No concerns in relation to design. The applicant intends to use matching bricks and tiles, this is welcomed. The addition does have a secondary/subordinate relationship with the house and is simple in its overall appearance. Of note is the fact that the southern elevation does show a very deep side wall. The depth is a result of the wrap around style, with the addition attaching to the currently recessed, rear wall of the garage. Planning permission has previously been granted for a single-storey rear extension within this recessed area, however it does not appear to have been implemented (00/00255/FUL).

Whilst the southern elevation wall of the addition does look very large, in this instance it is understood why this has occurred and on balance it does not raise any design or wider visual impact concerns. The addition is at the rear of the house; it has a subordinate relationship with the dwelling and is not visually prominent within the street scene. Although the addition will be seen from nearby dwellings, it is not unusually designed and is not a feature which is out of keeping with a residential area.

Neighbour amenity

The extension will not have any significant amenity impact upon the attached dwelling (number 4 Wilton Avenue). The addition would project 3.49m on its northern side (adjacent to the shared boundary with number 4), this is a very similar distance to the existing conservatory, shown on plan view to project approximately 3.5m. Measured on plan, the conservatory roof is approximately 3.1m to its ridge, whilst the new lean to roof would extend to approximately 3.5m. Whilst there is a slight height difference, it is not considered sufficient to object to the application in terms of any amenity impact upon number 4. The different shape means that a good portion of the sloping roof is lower in height than the conservatory roof. Furthermore, number 4 benefits from a ground floor rear extension and therefore no 45-degree angle issues arise from this property.

The dwelling to the south (number 8 Wilton Avenue) sits close to the shared boundary line. It is a two-storey, detached dwelling with an attached garage sitting close to the boundary with the application property. Within the side wall of the neighbour's single-storey portion of the dwelling, there is a window (which faces an existing extension to the application property) and a single door. Neither of these appear to be principal openings. To the rear of the single-storey section, there is a window, (which does not appear to be a principal window opening) which serves the back of the garage. In any case the architect has provided an amended plan to demonstrate compliance with the Council's adopted Space About Dwellings standards in respect of 45 degree horizontal angles.

For the above reasons, it is found that the proposed extension is acceptable in terms of neighbour amenity.

Highways

No issues in respect of any highways related impacts. The proposal is not for the addition of any bedrooms; therefore consideration of the Local Plan (Appendix 2) parking standards is not triggered. No part of the proposed extension will remove any on-site parking space.

Coal

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

The application is recommended for conditional approval. For the reasons outlined within the officer report, it is found that the scheme is acceptable in principal, that there are no design and/or visual impact concerns, no neighbour amenity objections and no resultant harm/reduction of off-road parking spaces.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 29.05.2026.

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council