

DELEGATED DECISION REPORT

SMD/2026/0186
Valid 14/04/2026

9 THE COTTAGES HULME LANE
WERRINGTON

PROPOSED FIRST FLOOR
EXTENSION ABOVE EXISTING
EXTENSION TOGETHER WITH
ALTERATIONS TO FORM NEW
BEDROOM AND BATHROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways
- Coal

DESCRIPTION OF SITE

The application site is number 9 The Cottages, Hulme Lane, Werrington, a previously extended, end-of-terrace, two-storey dwelling with cream painted brickwork. To the eastern side of the dwelling there is a parking area which appears to be shared with other properties. The Location and Block Plan show a blue-edged area which contains a garage for the applicant's parking. Land levels are relatively flat, there are dwellings to the west and open fields to the north and south. The application site is located within the Green Belt and a high-risk coal development area. The property does not form part of any Conservation Area and is not Listed.

PROPOSAL

Permission is sought for a first floor, flat roof, rear extension at 9 The Cottages Hulme Lane. The extension would relocate bedroom number 2, with the area currently being used as bedroom 2 becoming a bathroom and landing, leading to bedroom 2. The plans show that the extension would be constructed in brick and painted in a cream colour to match the existing house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS10	Other Rural Areas Area 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
- 9 Promoting sustainable transport
- 12 Achieving well-designed places
- 13 Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2025/0524 Certificate of lawfulness for a proposed single storey extension to side.
Approved. Is lawful.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received within the statutory consultation period.

Werrington Parish Council

No representations received within the statutory consultation period.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-May-2026

Background

The property is located on a private access road off Hulme Lane. Hulme Lane is an unclassified road (Road No. D1173), it is subject to a 60mph speed limit, has no footways and a single streetlight to the west of the private access road. The 2-bedroom property benefits from off highway parking (garage).

Planning History

SMD/2025/0524 - Certificate of lawfulness for a proposed single storey extension to side – Certificate of Lawfulness - Lawful (Approved) by Staffordshire Moorlands District Council.

Description of Proposal

Proposed first floor extension above existing extension together with alterations to form new bedroom and bathroom.

Comments on Information Submitted

The proposal is for a first-floor extension over an existing ground floor extension. Internal modifications will convert the current 2nd bedroom into a first-floor bathroom and landing, providing access to the proposed extension which will contain the new 2nd bedroom. The property footprint will remain at 2 bedrooms. The proposal does not result in an increase in the number of bedrooms or affect the current parking arrangement. It is therefore considered that the development would not have a detrimental impact on the highway. I have no objection (application number SMD/2026/0186).

OFFICER COMMENTS

Principle of development

National Planning Policy paragraph number 153 states that 'local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'

Policy SS10 of the Staffordshire Moorlands Local Plan allows some support for development within the open countryside and that 'strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.'

Historic maps appear to show the footprint of a building within the area of the current rear, ground floor lean-to. Looking at the pattern/layout of the other dwellings in the row, it is likely that some sort of ground floor outrigger once occupied this location. The site visit showed that the rear brick wall does not look original, but it is not possible to tell with the side wall as it has been painted. It is likely that an original rear outrigger has been enlarged (possibly length and width) to provide the ground floor accommodation currently in situ, it is not possible to calculate any volume percentage increase. On the basis that part of the current ground floor rear building replaces an original structure, it would appear that the proposal to add a first-floor enlargement, is not a development which would lead to disproportionate additions.

The application is accompanied by a Planning Statement, advancing an opinion that the existing Certificate of Lawfulness approval (SMD/2025/0524) is a fall-back position. The Statement opines that the certificate allowed a development which would add a larger volume increase to the size of the existing house than the first-floor rear extension currently proposed, and therefore very special circumstances exist. The existence of the certificate is not a fall back, it is for a completely different proposal, adding floorspace at ground floor level rather than a bedroom on the upper floor. Approval of this application could result in both scheme being implemented. The existence of a certificate in this instance is not considered a valid fall back. In any case, it is not being concluded that this is inappropriate Green belt development.

Design and visual impact

NPPF paragraph 135 states that development should add to the overall quality of an area, be visually attractive as a result 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 document, 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. The councils SPG (Design Principles for Development in the Staffordshire Moorlands) is clear in its requirement for new additions to fit neatly with the old. Extensions should integrate with the original building by the use of similar detail and materials, and roof forms should be simple. The Staffordshire Moorlands Design Guide reiterates that all extensions should harmonise with the parent building and that alterations should work with the building's character.

This proposal raises significant design concerns. Whilst this is an application for a first-floor extension, it will inevitably result in a two-storey, flat roof structure/arrangement which is a form of development that cannot be supported. The flat roof would connect with the main house above the existing eaves level by attaching to the sloping roof. The scheme is a clash of two different designs to the detriment of the original house which has a simple sloping roof with gable end. The flat roof and its link to the sloping roof is not a comfortable relationship which is advocated by planning policies. Design policies require well-designed developments with extensions sitting comfortably against existing development, this is not the case with the submitted scheme.

The addition would result in visual impact beyond the application site due to its end of terrace location, proximity to surrounding dwellings, the parking area to the east, and open land to the north (rear). It is noted that the adjoining neighbouring property, 7 The Cottages, has a two-storey, flat roof extension, however this addition was approved in February 1980 prior to any of the currently adopted design documents/guidance. The presence of the 1980's approval does not set a precedent for a similar development at this site.

Neighbour amenity

No objections in terms of neighbour amenity impact. The proposed extension would abut an addition at the adjacent property and will not project any further back than the neighbour's rear wall. Therefore, the proposed extension will not result in any overbearing or overlooking impacts. There are no other properties which will be affected.

Highways

No objections from the County Highways officer. The dwelling will remain as a 2-bedroom property and will not impact upon the current parking arrangements. No recommended conditions.

Coal

The building is situated within a High-risk, coal development area. However, the Coal Authority website confirms that householder development is exempt from needing a Coal Mining Risk Assessment.

CONCLUSION / PLANNING BALANCE

The application is recommended for refusal due to the design and visual impact reasons outlined within the report.

OFFICER RECOMMENDATION : Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 09.06.2026.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council