

DELEGATED DECISION REPORT

SMD/2026/0191
Valid 17/04/2026

9 MOORLAND AVENUE
WERRINGTON

**FIRST FLOOR EXTENSION
OVER THE FOOTPRINT OF
THE EXISTING GROUND
FLOOR PORCH AND GARAGE**

(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 Cellarhead 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 East, West and South. No. 7 Moorland Avenue lies to the East of the site and No. 11 Moorland Avenue is situated to the West. The rear curtilage of the site adjoins the rear curtilage of No. 65 Johnstone Avenue to the South. The Moorland Avenue highway runs adjacent to the site on the North.

It is noted that a number of properties within the street have been extended and altered, leading to a street scene comprising of several different types and designs of dwellings.

PROPOSAL

The proposed development comprises of the following:

- A first storey projecting gable on the principal elevation of the dwelling over the footprint of the existing single storey porch.
- A first storey extension over the existing garage to the side of the dwelling.
- A lean to roof over the existing single storey section of the garage which projects beyond the principal elevation.

The proposed extension would accommodate a fourth bedroom and an additional bathroom at first storey level. The extension would be constructed from materials

which would harmonise with the existing dwellinghouse, including red clay brickwork in running bond, concrete tiles and white UPVC.

Notably, the proposed scheme is a revised version of the initial scheme presented to the Council. A revised scheme was requested due to initial concerns in relation to the design of the proposed extension.

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

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 10/06/2026
Neighbour consultation period ends: 09/06/2026
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

Application is for a first floor extension over the existing ground floor.

Application will result in a four bedroomed dwelling. This will require three parking spaces to comply with Local Plan parking standards. No parking layout is submitted. However, the front of the dwelling is surfaced and is capable of accommodating three vehicles. Condition above is intended to maintain this arrangement.

Site is in an existing residential area, meets parking standards and is unlikely to have a severe effect on the highway.

Current records show that there were no Personal Injury Collisions on Moorland Avenue within 50m either side of the property access in the previous five years.

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. The proposed extension would add a first storey element to the West facing side elevation and principal elevation of the dwelling. Initially, a first storey forward projecting gable feature was incorporated into the principal roof plane of the dwelling (over the top of the existing garage and porch), which exceeded half the width of the original dwelling. The initially proposed extension was extremely visually dominant and was considered disproportionate to the host dwelling. The proposed first storey projecting gable on the principal elevation, coupled with the first storey side extension, resulted in the original dwelling being completely consumed. This resulted in the creation of a completely different façade to the principal elevation of the dwelling, to the extent that the original front elevation could no longer be read. 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 have collated some examples of other first-floor additions and front-facing gable extensions approved by the Council in the area. Notably, all of the approved extensions quoted in the Planning Statement were approved before the Staffordshire Moorlands Design Guide SPD was adopted in 2018. Since the Design

Guide SPD was adopted, the Council will assess all proposed extensions against this document. Other reasons why these past approved extensions are not considered comparable to the proposed extension are as follows:

- The design of the approved extension at 7 Moorland Avenue is more sensitive to its host dwelling, in that it does not result in a bulky projecting gable on the principal elevation. Furthermore, No. 7 is a completely different design of property. No. 7 has a side facing gable whereas the site has a front facing gable. As No. 7 and the site are two different properties in their design, they cannot be compared when looking at suitable types of extension.
- In terms of the extension approved at 11 Moorland Avenue, the two storey principal elevation aspect only covers around 50% of the front elevation and the two storey side extension is set back from the principal elevation.
- The extensions approved at 10 and 16 Moorland Avenue have forward projecting gables which do not exceed half the width of the original dwellings. Therefore, they appear more subordinate than the proposed extension would.

Following these concerns being raised with the applicants, a revised plan was submitted. The proposed extension would predominantly mirror the extension approved by the Council at No. 11 Moorland Avenue. The first storey projecting gable has been significantly reduced in size so that it would only cover the footprint of the porch. A lean-to roof would be added over the existing flat roof garage which protrudes beyond the principal elevation, whilst a first storey side extension would be built over the top of the rest of the footprint of the garage.

Notably, the street scene comprises of a variety of varying house types and designs, a significant number of which have undergone alterations. Some dwellings have two storey projecting gables on their principal elevations, some have two storey extensions set back from the principal elevation whilst others are not, and some have two storey extensions set down from their ridge height whilst others are not. There are several examples of varying types of extensions to dwellings amongst the street scene, which somewhat creates scope for different styles of extension.

The proposed first storey front extension would now be set back from the principal elevation of the host dwelling, meaning that it would have a subservient relationship with the parent dwelling. The separation of the first storey front extension and first storey side extension would break up the massing of the extension, not having the bulky and dominating impact which the initially proposed forward projecting gable would have had on the host dwelling. Resultingly, the first storey projecting gable would be less than 50% of the total width of the original dwelling, further reiterating that this extension would be subservient to the host dwelling. Whilst the proposed first storey side extension would not be set down from the ridge height of the host dwelling, there are other dwellings amongst the street scene which have extensions that are not set down from their ridge heights.

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. Red clay brickwork in running bond, concrete 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.

Whilst the design of the proposed extension is still not fully compliant with the Staffordshire Moorlands Design Guide SPD in that it is not completely subordinate to the host dwelling, the extension is considered acceptable on balance. As there is a variation to the character to the street scene and it comprises of a varied selection of house types and designs, there is scope for different styles of extension. Whilst the Council would most likely not support the proposed extension in most other street scene settings, it is considered acceptable in the context of the street scene which it sits amongst.

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 No. 7 Moorland Avenue to the East and No. 11 Moorland Avenue is situated to the West. The rear curtilage of the site adjoins the rear curtilage of No. 65 Johnstone Avenue to the South. Therefore, it becomes important to assess whether the amenity of these neighbours would be compromised.

The first storey extension would be located on the Western side elevation. As the neighbouring dwellinghouse at No. 7 Moorland Avenue is positioned to the East of the site, the first storey extension will be tucked behind the host dwelling on the opposite side to the neighbour. Thus, it is clear that the proposed first storey side extension would not impact the light or privacy amenity of the neighbours by virtue of shadowing, overbearing impact or overlooking.

The 45 degree rule has been assessed, between the corner of the proposed first storey front extension closest to No. 7 and the central point of their closest front fenestration, to ensure that light amenity will not be impacted. The addition of the proposed first storey front extension would nearly align with the front building line of No. 7, thus it is clear that there would be no breach of the 45 degree rule. Therefore the proposed first storey front extension would not impact the light amenity impact of No. 7 and would not be considered to have an overbearing impact. There would be

no side windows on the proposed first storey front extension which would face towards No. 7, therefore no overlooking would occur resultingly.

The proposed first storey side and front extensions would be within closer proximity of the neighbouring dwelling at No. 11 Moorland Avenue. Notably, the side elevation of No. 11 is largely blank; the only fenestration is the side wall of a conservatory. Due to the East to West sunlight trajectory, the side windows of the conservatory and closest front windows at No. 11 could be impacted by the proposed first storey side and front extensions during the morning hours. The proposed first storey side extension would predominantly run flush with the side wall of the neighbouring dwelling; it would not protrude beyond the principal elevation and would barely protrude beyond the rear elevation of No. 11. Furthermore, the proposed first storey front extension would barely protrude beyond the principal elevation of No. 11. Thus, it is clear that the 45 degree rule would not be breached to the closest front windows and rear (conservatory) windows at No. 11, meaning that there would not be a detrimental light amenity impact on this neighbouring dwelling. Moreover, the conservatory at No. 11 would continue to gain plenty of natural sunlight from all its other elevations throughout the days.

There would be no new fenestration on the side elevations of the proposed extensions which would face towards the neighbours at No. 11, therefore no privacy amenity impact could occur on this neighbour as no overlooking opportunity would be created. Whilst there would be an addition of one first storey rear window which could lead to a degree of overlooking into the rear garden of No. 11, this is typical in the suburban type of environment which the site sits amongst.

The proposed first storey side extension would be located approximately 18.90 metres away from the closest elevation of No. 65 Johnstone Avenue. Thus, it is considered that there is a sufficient enough amount of distance between the extension and this neighbour to eradicate any shadowing impact which could have occurred resulting from the extension. One new first storey rear window would be located on the rear elevation of the first storey side extension which would face towards the neighbours at No. 65. Whilst it would not comply with the 22 metre distance between rear windows as set out in the Staffordshire Moorlands Space About Dwellings SPD, the placement of this window is considered acceptable. It would not have a direct back to back relationship with this neighbour, although the first storey rear window could cause an element of overlooking over the rear garden of No. 65. However this is typical in the suburban type of environment which the site sits amongst.

The proposed first storey front extension would be tucked away on the opposite side of the site completely out of view from the neighbours at No. 65 Johnstone Avenue. Thus, it is clear that neither their light or privacy amenity would be impacted at all as a consequence of the erection of the proposed first storey front extension.

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.

Staffordshire County Council Highways have commented to say that they have no objections to the proposed extension. The proposed development would result in the addition of a fourth bedroom to the dwelling. Therefore, three off-highway parking spaces would be required to meet the Parking Standards set out within the Staffordshire Moorlands Local Plan.

Whilst no parking layout has been submitted with the proposed plans, the Highway Authority are satisfied that the driveway to the front of the dwelling is capable of accommodating three vehicles and already surfaced. The Highway Authority have requested that a condition be added to the decision notice to stipulate that this parking arrangement is maintained for the lifetime of the development.

Thus, the proposed development 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 approval on balance. Due to the application having no adverse effect upon neighbour or street scene amenity and no overall impact on the highway, it is deemed acceptable under planning policy. Therefore, the proposed development is recommended for approval on balance, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 11/06/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

