

DELEGATED DECISION REPORT

SMD/2026/0048
Valid 25/02/2026

86 MOORSIDE ROAD
WERRINGTON

PART RETROSPECTIVE
APPLICATION FOR TWO
STOREY SIDE EXTENSION TO
CREATE GARAGE, UTILITY
ROOM AND BEDROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Highway safety
- Impact on PRow

DESCRIPTION OF SITE

The site consists of a red brick semi-detached dwellinghouse with a hipped tile roof, and its associated curtilage. The site is in a suburban location within the Werrington Development Boundary. To the north of the site is a ginnel which serves as the pedestrian link between Moorside Road and Southlowe Road, as well as part of the Cheddleton 51(a) PRow.

PROPOSAL

The application permission for a two-storey hipped roof side extension which will be finished in materials to match the existing and will be set down from the roof ridge and set back from the principal elevation. The ground floor will be a garage and utility, with a bedroom above, increasing the total number of bedrooms from three to four. The application also seeks retrospective permission for the front porch.

Revised plans were provided clarifying the roof shape of the side extension over the internal garage, as well as a wall to disguise the cut un corner on the rear of the extension where a manhole restricts overbuilding. A revised parking plan has also been provided in light of SCC Highways comments to show three off-street parking spaces as the internal garage does not meet the minimum dimensions for a parking space.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy

DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: 12/05/2026

Neighbour consultation period ends: 12/05/2026

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

Conditional:

A revised plan showing 3no.car parking spaces whereby a parking space consists of a minimum width of 2.4m and a minimum length of 4.8m per car. The parking shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such for the lifetime of the development.

REASON: *To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.*

OFFICER COMMENTS

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. The site is within the Werrington Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The side extension is set back from the front elevation and below the host dwelling at the roof ridge, and therefore the proposed development is considered subordinate. The hipped tile roof of the proposal will be in keeping with the host dwelling as well as many of the surrounding buildings in the area which are of a similar interwar, hipped roof design, and the lean-to roof over the garage is also in keeping. The odd cutout element on the rear corner near the footpath, which is necessary to avoid a manhole, will be obscured from public view with a replacement boundary wall, and is therefore acceptable.

The retrospective front porch is in keeping in terms of design, as it is a traditional pitched roof structure with tiles to match, needs planning permission as it is too large to fall under permitted development rights for porches, which limits them to 3m², whereas this porch is approx. 4m². The materials of the porch are a poor match to the original bricks on the dwellinghouse, with an obvious bonding of old and new brick visible from the footpath. However, part of the porch will be obscured by the proposed side extension, which reduces the visual impact of the brick bonding. On balance, the retrospective porch is acceptable, however a materials condition shall be added to approve the bricks for the side extension.

The proposal is considered acceptable in terms of design.

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 site is bounded by no. 84 Moorside to the south, and 23 Southlowe Road to the east (rear).

To the north is a ginnel which serves as the pedestrian link between Moorside Road and Southlowe Road, as well as part of the Cheddleton 51(a) PRow. Beyond the PRow is 88 Moorside Road. The proposed development would not impact 84 Moorside to the south as the proposal is situated on the north elevation. Assuming the new bedroom would form the second bedroom at the property, and therefore a principal bedroom, the principal window is taken to be the front west facing window, no minimum distances are breached with regards to facing principal windows which must be at least 22 metres, as the property sits opposite a junction with no direct facing neighbours. Due to the scale and nature of proposal, the development would have no impact on residential amenity, as it is to the north of the property, therefore no overshadowing, and no overbearing effect due to the separation between it and the properties to the north and the east. Therefore, the proposal complies with Policy DC1 and the NPPF in regards to amenity.

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 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 development demonstrates three off-road parking spaces which satisfies the minimums for a four-bedroom dwelling as set out in the Appendix 2 of the Local Plan. Therefore, the proposed development is acceptable in this regard.

As noted above there is a public footpath immediately to the north of the site. However, this will not be impacted by this development and no issue is raised.

CONCLUSION / PLANNING BALANCE

The proposed development complies with both local and national legislation, and will not have a detrimental impact on the street scene, highway safety, or neighbour amenity. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 22/06/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

