

DELEGATED DECISION REPORT

SMD/2026/0240
Valid 20/05/2026

3 KAYDOR CLOSE
WERRINGTON

**PROPOSED TWO STOREY
SIDE AND SINGLE STOREY
REAR EXTENSION AND NEW
FRONT ENTRANCE PORCH
AND PART GARAGE
CONVERSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a semi-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 East, West and South. No. 1 Kaydor Close lies to the east of the site and No. 5 Kaydor Close is situated to the west. The rear curtilage of the site adjoins the rear curtilages of No. 8 and No. 10 Kennedy Walk to the South. The Kaydor Close highway runs adjacent to the site on the North.

PROPOSAL

The proposed development comprises the erection of a two storey side extension, a new front entrance porch, a single storey rear extension and a part garage conversion. The proposed extensions would accommodate a porch, a playroom, a utility room and a larger kitchen / diner / leisure room on the ground floor and an additional bedroom and bathroom on the first storey. An open covered walkway would connect the proposed rear extension to the existing garage outbuilding in the rear curtilage. The existing garage would be converted to an office / garden room. The extensions would be constructed from materials which would harmonise with the existing dwellinghouse, including facing brick, concrete tiles and anthracite UPVC.

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: 17/06/2026
Neighbour consultation period ends: 16/06/2026
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

The proposal is for the construction of a 2-storey extension to the side elevation, a single-storey extension to the rear elevation, the addition of a porch to the front elevation, and the conversion of the existing garage.

The 2-storey extension will provide a playroom, WC, and utility on the ground floor with a bedroom and family bathroom above. The single-storey rear extension, which will replace the existing conservatory, will create a dining and leisure space.

Additionally, a porch is proposed on the front elevation.

The existing garage is to be converted into a garden room/office and garden store.

The number of bedrooms within the property will increase from 3 to 4, and the garage space will be lost.

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 proposed layout Dwg ref KC2d April 2026 shows parking for 3 vehicles and 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/2026/0240) 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 5.2 of the Council's 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."*

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 5.5 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.

Although the proposed side extension would add a two storey element to the Western side elevation of the dwelling, the proposed extension would reflect the style of the existing building in terms of the pitched gable roof to compliment the pitched roof of the dwellinghouse. The maximum height of the proposed side extension would be set down from the parent building, thus it would be considered appropriate development in accordance with the Council's Design SPD. The first storey element of the two storey side extension would be set back from the principal elevation of the dwellinghouse by 0.4m, again reiterating its subordinate nature to the parent dwelling.

The proposed porch extension would add a single storey lean to the principal elevation of the dwelling. Its maximum and eaves heights would clearly be set down from the parent building due to its single storey nature, ensuring that it would remain subservient to the parent dwelling. Furthermore, the neighbouring dwelling at No. 5 Kaydor Close has a similar style of single storey pitched roof extension on the principal / side elevation. Therefore, there is precedent and character of this type of extension amongst the surrounding streetscape. For these reasons, the proposed porch extension is considered acceptable in its design.

The proposed single storey rear extension would have a simple lean to 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 is considered appropriate development in accordance with the Council's Design SPD.

A proposed covered, open walkway would connect the proposed rear extension to the existing garage outbuilding, considerably elongating part of the proposed rear extended area. Thus, the extended area to the rear would technically exceed the depth of the host dwelling, which in many cases would not be considered to be subordinate to the host dwelling in accordance with the Council's Design Guide SPD. This being said, the walkway would be an open, lightweight structure, which would not completely enclose the space between the proposed rear extension and existing garage. Therefore, it is considered acceptable in this instance regardless of the elongation of the extended area, as it would not be considered to have a solid visual impact.

The proposed garage conversion would only comprise of internal works to an existing outbuilding at the site. Thus, the Council have no comments to make in terms of its design.

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. Facing brick, concrete tiles and anthracite 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 property.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 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 No. 1 Kaydor Close to the east and No. 5 Kaydor Close is situated to the west. The rear curtilage of the site adjoins the rear curtilages of No. 8 and No. 10 Kennedy Walk to the south. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

The proposed two storey side extension would be located on the Western side elevation. As the neighbouring dwellinghouse at No. 1 Kaydor Close is positioned to the east of the site, the two storey extension on the Western side elevation will be tucked behind the host dwelling on the opposite side to the neighbour. Thus, it is clear that the proposed two storey side extension would not impact the light or privacy amenity of No. 1, by virtue of overshadowing, overbearingness or overlooking.

The proposed single storey rear extension would align with an existing single storey rear extension at No. 1; it would not protrude any further than this neighbour's extension. Therefore, it is clear that there would be no breach of the 45 degree line to the closest rear windows at No. 1 and their light amenity would not be impacted at all.

The proposed porch extension would not breach the 45 degree line to the closest window on the principal elevation of No. 1, therefore no resulting overshadowing or overbearing impact would occur and their light amenity would remain protected. There would be no windows on the side elevation of the proposed porch extension which would face towards No. 1, therefore their privacy amenity would not be resultingly impacted.

The two storey side extension would align parallel with the side elevation of No. 5 Kaydor Close, which is largely blank, with the exception of one first floor window. This window is obscure glazed, thus it is clear that it does not serve a primary, habitable room which the Council would seek to protect the light amenity of. Therefore, it is not considered that any detrimental shadowing or overbearing impacts would be caused on No. 5 as a result of the proposed extension. There would be no side windows on the two storey side extension which would face the neighbours at No. 5 Kaydor Close.

Although a new first storey window serving an ensuite would be located on the rear elevation of the two storey side extension which would look towards the rear curtilage of No. 5, this is typical in the suburban type of environment which the site sits amongst. Thus, the privacy amenity of the neighbours at No. 5 would not be detrimentally impacted by the proposed side extension.

The proposed single storey rear extension, covered connecting walkway and garage conversion would however be within close proximity of the neighbouring dwellinghouse at No. 5. Notably, the garage is already constructed on site, the only new development would be the rear extension and the covered connecting walkway between the rear extension and the garage. Following the completion of a site visit and assessment of the plans submitted, it has been established that the proposed rear extension and covered walkway would not breach of the 45 degree rule to the closest rear windows of No. 5. The proposed rear extension and open covered walkway would in fact align with an existing single storey side and rear extension at No. 5. Thus, no light amenity impact would occur for the neighbours at No. 5 by virtue of overshadowing or overbearingness. There would be no windows on the side elevation of the proposed single storey rear extension that would face towards No. 5, thus their privacy amenity would not be impacted by this extension.

The proposed porch extension would align with a single storey front extension at No. 5. Thus, there would be no breach of the 45 degree line between the corner of the proposed extension and the closest window on the principal elevation of No. 5. Therefore, the light amenity of No. 5 would not be impacted by the proposed porch extension as no shadowing or overbearing impact would occur. There would be no windows on the side elevation of the proposed porch extension which would face towards No. 5, therefore no overlooking opportunity would be created.

The proposed porch extension would be on the North facing principal elevation of the dwelling. As the neighbours at No. 8 and No. 10 Kennedy Walk are located beyond the Southern rear curtilage of the site, the porch extension would be tucked behind the host dwelling out of view from these neighbours. Therefore, the proposed porch extension would have no impact on the light or privacy amenity of these neighbours. This is not relevant, you only need to assess the impact of the extensions which face towards these neighbours.

Whilst the proposed two storey side extension would be visible to the neighbours at No. 8 and No. 10, it would be located approximately 47 metres away from No. 8 and 36 metres away from No. 10. These distances are substantial enough to eradicate any overshadowing, loss of privacy or overbearing impact from occurring and meet the spatial standards specified in the Space About Dwellings SPD (22 metres between rear windows), to ensure that privacy amenity of all parties is protected.

As the proposed rear extension and covered walkway are single storey and located approximately 36 metres away from No. 8 and 32 metres from No. 10, these extensions would clearly not impact the light amenity of these neighbours. Whilst there would be a new set of bifold doors, a door with a glazed panel, a window and three rooflights on the rear elevation / roof plane of the proposed rear extension which would face towards No. 8 and No. 10, this fenestration would not adversely impact their privacy amenity. There would be enough distance between the rear windows of the extension and the rear windows of these neighbours to comply with the 22 metre spatial standard set out in the Space About Dwellings SPD. Furthermore, the approximately 1.8 metre high close boarded timber fence on the common boundary between the site and these neighbours would aid in mitigating any overlooking impact as a consequence of this new fenestration. The proposed roof lights would be installed above natural eye level. Thus, they would not be considered to create any detrimental overlooking impact on No. 8 or No. 10.

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.

The Highway Authority are satisfied that the driveway to the front of the dwelling is capable of accommodating three vehicles based on the submitted plan proposed layout Dwg ref KC2d April 2026. The Highway Authority have requested that a condition be added to the decision notice to stipulate that the development shall not be brought into use until the parking area has been provided in accordance with the approved plan. Additionally, the condition states that this parking arrangement shall be 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. 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, subject to the imposition of conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 02/07/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council