

DELEGATED DECISION REPORT

SMD/2026/0298
Valid 15/06/2026

9
THE COTTAGES HULME LANE
WERRINGTON

PROPOSED FIRST FLOOR
EXTENSION ABOVE EXISTING
KITCHEN AND 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

A first floor, pitched roof, rear extension to an end of terrace, two storey dwelling. The addition would be constructed using matching roof tiles, brickwork would be painted to match the existing house. The dwelling already benefits from two first floor bedrooms, the extension would provide a new second, and larger, bedroom. The area currently occupied would be converted to a bathroom and a landing/hall area. Windows to serve the new bedroom would be located within the rear and side walls, a new window would also be required for the new bathroom.

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/2026/0186	Proposed first floor extension above existing extension together with alterations to form new bedroom and bathroom. Refused.
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.

Werrington Parish Council

No representations received.

Staffordshire County Council Highways

Recommendation Summary: Acceptance
Site Visit Conducted on: 06-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/2026/0186 - Proposed first floor extension above existing extension together with alterations to form new bedroom and bathroom- Acceptable to the Highway Authority – Refused by Staffordshire Moorlands District Council.

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 proposed development is largely consistent with the previously submitted application, with the exception of a larger extension (increase in proposed bedroom 2 from previously proposed 2.85m x 3.1m to 2.85m x 4.58m) and a revised roof design. 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/2026/0298).

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.'

Application reference SMD/2026/0186 was previously refused for a first floor rear extension within the same location as that currently proposed. The application was not refused on the basis of inappropriate development, rather it was the proposed flat roof design. The current proposal is for exactly the same floor area, it would be slightly larger in volume than before due to the pitched roof, however this is small and contributes to good design, which is discussed later in the report.

The stance regarding inappropriate development remains the same as when it was considered under application SMD/2026/0186, for ease of reference it is replicated as follows.

'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.'

To conclude, the proposal is not considered to be inappropriate 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.

There are no concerns about the design of the proposed extension. The lower roof ridge, the proposed matching tiles and matching painted brickwork walls are all welcome design features which will contribute to the addition sitting comfortably against the existing house. The development 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). Wider visual impact is not a concern as it has already been established that the design of the addition is acceptable, a pitched roof house extension is not an unexpected feature at the rear of a property. It is noted that the adjacent dwelling has a flat roof at first floor level and, when viewed side by side, the combination of a pitched and flat roof may look a little unusual, however this application is considered on its own merits and the pitch is the better design option.

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

For the reasons outlined within the report, the application is recommended for approval subject to conditions. The scheme is not inappropriate Green Belt development, the design is acceptable and there is no visual impact and/or openness harm. Furthermore, there are no material planning objections relating to neighbour amenity or highways impact.

OFFICER RECOMMENDATION :

Conditional approval

Case Officer: Lisa Jackson

Recommendation Date: 10.08.2026

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council