DELEGATED DECISION REPORT

SMD/2016/0682	**LAND REAR OF**	**PROPOSED REAR**
Valid 03/11/2016	**DIMBLECROFT LIMEKILN LANE**	**CONSERVATORY**
	ALTON	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle - Edge of Conservation Area, Within the Alton Larger Villages Area Development Boundary
- Design

DESCRIPTION OF SITE

The site is a recently completed detached house on three levels built following grant of planning consent SMD/2013/1161 for a detached bungalow. The development is narrowly outwith the Alton Conservation Area, the boundary of which runs north south alongside the western edge of the development. The land falls sharply away to the west dropping down to Dimble Lane. This land is included as garden with the property and includes some tree and shrub cover but it appears to have been subject to some significant tree pruning and shrub removal. The development is prominent and imposing on views from Dimble Lane within the Conservation Area.

PROPOSAL

The effect of the split level arrangement has left the bungalow with a terrace arrangement at the rear that is elevated above steeply sloping ground that falls down to Dimble Lane and the conservation area.

The proposal is to erect a gabled conservatory with a ridge and a full pitch roof on the terrace to the rear.

A previous application for the conservatory was withdrawn when it was clear that the planning permission would not be granted. Subsequently, when it was apparent that the dwelling itself had not been built in accordance with the approved plans and that split level basements had been introduced, an application was submitted to regularise the changes. The planning officer requested that the conservatory be removed from the scheme before it could be approved.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development

SS6a Larger Villages Area Strategy
DC1 Design Considerations
DC2 Heritage
DC3 Landscape and Settlement Setting

National Planning Policy Framework

Paragraphs 1 to 17
Sections
7 – Requiring Good Design;
12 – Conserving and Enhancing the Historic Environ

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2010/0414 two dormer bungalows, outline – refused
SMD/2011/0512 one dwelling, outline – approved
SMD/2013/1161 one dwelling, full – approved
SMD/2016/0139 rear conservatory – withdrawn

CONSULTATIONS

Publicity

Neighbour consultation period ends: 24/11/16

Public Comments

One objection has been received – the extension is too large and dominant

Town / Parish Comments

Alton Parish Council – No Objection

Conservation Officer

The proposal for a conservatory will add further to the massing and prominence of the building as well as it not sitting comfortably with the design of the gable. I cannot support the conservatory proposal.

OFFICER COMMENTS

Principle of Development

The addition of a modest conservatory extension is acceptable in principle subject to good design, siting and relationship with the host dwelling and the rest of the locality.

Design

Concerns arise in respect of the western gable elevation which is significantly more prominent than envisaged by the original approval. The proposal for the further addition of a conservatory in the prominent elevated SW corner is found to be substantially out of place and, following discussion with the applicant, was dropped from the dwelling scheme. A terrace remains.

The terrace is elevated and exposed through thinning tree cover. The conservatory would add further to the massing and prominence of the building. The gable of the conservatory would connect awkwardly with the eaves line of the bungalow's rear elevation and it would not relate well to the very prominent side gable of the bungalow that is raised above and is so visible from Dimble Lane and the Conservation Area. A clearance of trees and shrubbery has made this elevation of the property all the more exposed. The conservatory would loom above the conservation area as a rather odd disconnected architectural feature, illuminated at night, at some elevated height. This would be harmful to the appearance of the dwelling, the setting, character and appearance of the locality and specifically the Conservation Area.

It is noted that the Council's Conservation Officer has objected to the proposals.

The conservatory would contravene Policies DC1 and DC2 of the Staffordshire Moorlands Core Strategy.

Amenity

There are no adverse implications for the amenity of neighbouring properties. Consideration has been given to the possible implications for the bungalow, Fellcroft, below and c.45m to the west but the formation of a terrace, whilst potentially having the impacts of a balcony due to its elevation relative to the west, in this situation is unlikely to be any more significant than a garden terrace used in association with the immediate rear of the house. The separation distance, intervening trees and garden vegetation will all serve to mitigate any impacts to acceptable levels.

CONCLUSION / PLANNING BALANCE

The Conservatory addition is considered to be poor design that would be overly prominent and be harmful to the character and appearance of the locality and the conservation area.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 22/12/2016

X 

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council