DELEGATED DECISION REPORT

SMD/2017/0852 **Valid 22/12/2017**	**BROAD VIEW** **TYTHE BARN** **ALTON**	**ERECTION OF A PORCH AND REAR SINGLE STOREY EXTENSION WITH ASSOCIATED WORKS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Scale and design
- Amenity

DESCRIPTION OF SITE

Broad View is a previously extended large detached house in an ample plot in a rural field setting overlooking Alton to the NE. The house is a part two storey, part dormer building in brick and render with clay tile roof. It dates from at least post 1940 and is perhaps most likely a late 50s development in its original form.

The house is well set back from the road and the front garden planting screens it well. The nearest neighbours are Cedar Hill 200m to the NE and Turnditch Farm 160m to the SE. There is little scope for public view of the development with the porch only glimpsed in passing from the front. The rear ground floor level is unlikely to be noticeable, though could just be visible from a public footpath right of way across the field some 200m to the east, although the land falls away making this unlikely. There are more distant views towards houses and locations in Alton but at the separation distances involved no significant impacts or noticeability would arise.

PROPOSAL

An existing flat roofed front porch would be reduced in width and given a hipped lean-to pitched roof and a gabled forward projection extending out from the lean-to roof to cover a further open sided porch.

At there rear an existing conservatory would be removed and a larger rear extension with flat roof and pitched edge roofing is proposed. A third element of the proposals is to add a dual pitched roof over a rear section of the side garage. This would mirror an existing arrangement to the front of the garage.

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

SS6c Other Rural Areas Area Strategy
DC1 Design Considerations

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

84/12822/OLDDC extension to form larger garage
04/00192/FUL – first floor side extension – withdrawn
04/01269/FUL – alterations and first floor side extension – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 16th February 2018
Neighbour consultation period ends: 25th January 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Alton Parish Council – no objections

OFFICER COMMENTS

Principle of Development
Outside of any development boundary and in open rural landscape development at this location is acceptable subject to SS6c which allows extensions of a rural building subject to R1 and, in the case of a dwelling, R2 which allows "only… extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area".

Design
The proposed front porch may be judged to suit the style of the existing house and improve on the existing arrangement. The proposed new porch would be set in from either side relative to the parent building element it extends. The precise nature of the additional open porch structure is not specified and may be intended as exposed timber. This may arguably be slightly out of keeping but is considered a style choice which is not problematic for this building and location.

The rear single storey extension replacing an existing conservatory is a large structure wit a width of 9m though, save for a projecting hood roof, projects only 4m. The hood roof extends the building a further 1.75m. The design could be considered

cumbersome and not especially attractive but is found here ultimately to be acceptable due to the isolation of the location with minimal or no public aspect.

The additional dual pitched roof over the rear end of the existing garage, mirroring a similar arrangement at the front of the garage, is considered inconsequential and therefore acceptable.

Amenity
Given the separation distances to any neighbours or public vantage points no conflicts of amenity for neighbours or public would arise.

CONCLUSION / PLANNING BALANCE

Although, as noted, there are some reservations about design the final judgement in relation to the rear extension is swayed on the basis that this could have been put forward as PD under the Householder Notification scheme and, in the absence of any neighbours likely to object, would not have given rise to LPA determination.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 21st February 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council