**DELEGATED DECISION REPORT**

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| **SMD/2019/0127**<br>**Valid 11/03/2019** | **SANDY HOLLOW**<br>**MALTHOUSE ROAD**<br>**ALTON** | **PROPOSED VERANDA OVER EXISTING TERRACE**<br><br>**(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- Design / Impact on Conservation Area
- Amenity
- Access / Parking

## DESCRIPTION OF SITE

The site comprises a detached dwelling which occupies an elevated position and to the rear of properties on Malthouse Road. The site is within the Development Boundary of Alton and although the property is of relatively modern construction it is situated within the Alton Conservation Area which is covered by an Article 4 Direction.

## PROPOSAL

The application is for the erection of a veranda/canopy over the existing terrace to the front (north) elevation of the property. The proposal would comprise an aluminium frame supported on steel posts with a polycarbonate roof above. The proposal would project approx. 5.6m from the front elevation of the property with a width of 3.2m and maximum height of 2.8m when measured from the level of the terrace.

## 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
DC1 Design Considerations
DC2 Historic Environment
T1 Development and Sustainable Transport

### Emerging Staffordshire Moorlands Local Plan

*Emerging Policies*

The following policies are considered to be relevant to this application:

SS1 - Development Principles
SS1a - Presumption in favour of sustainable development
SS2 - Settlement Hierarchy
DC1 - Design Considerations
DC2 – The Historic Environment
SD1 – Sustainable Use of Resources
T1 - Development and Sustainable Transport

**National Planning Policy Framework**

Paragraph 11 The presumption in favour of sustainable development
Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2001/1172 – Two storey extension and installation of dormer windows – Approved 03/12/2001.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 02/05/2019
Neighbour consultation period ends: 11/04/2019
Press Advert: 24/04/2019

**Public Comments**

No comments received.

**Town / Parish Comments**

Alton Parish Council – No objections.

**Conservation Officer**

Site within the Alton Conservation Area. There are limited views of the front of the property from Malthouse Road (depending on the vegetation) and the property is on elevated ground, accessed by a flight of steps. Alongside the steps is a stone store/garage built into the bankside which functions as a terrace immediately in front of the front door. The proposal seeks to enclose the terrace with an open-sided aluminium frame supported on steel posts and polycarbonate roof forming a covered veranda.

The structure relates poorly to the form of the bungalow, will join to the roof above eaves level, jut out awkwardly and dominate the front elevation. Given that it is open-sided, a judgement will have to be made as to whether the light-weight structure will be sufficiently harmful to warrant a refusal. It will have very limited impact on the character and appearance of the Conservation Area but it is not good design and may be disproportionally prominent.

If approved conditions will be required to ensure that the structure remains open sided as infilling will definitely be harmful.

**Severn Trent Water Ltd**

No objections to the proposals and do not require a drainage condition to be applied.

**OFFICER COMMENTS**

**Design / Impact on Conservation Area**

Policy DC1 of the adopted core strategy sets out a list of design principals which all development should adhere to in order to respond positively to the built and natural environment.

Policy DC2 of the adopted core strategy seeks to safeguard, and where possible, enhance the historic environment which includes designated heritage assets and listed buildings and conservation areas. In accordance with the Town & Country Planning (Listed Building and Conservation Areas) Act 1990, development is required to preserve or enhance the character and appearance of a heritage asset.

The property is relatively modern having been constructed in the 1980s but it is located within the Alton Conservation Area.

The Conservation Officer considers that the proposal will have only a very limited impact on the character and appearance of the Conservation Area due to it being only partially visible from Malthouse Road. Notwithstanding this, the proposal does not represent good design as it relates poorly to the form of the bungalow, will join to the roof above eaves level, jut out awkwardly and dominate the front elevation. Given the elevated position of the proposal and its position on the front elevation, it is considered that the proposal will be disproportionately prominent and appear as a discordant feature.

The proposal would fail to accord with advice in the newly adopted Design Guide which states "*All 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…….Porches must be appropriate to the property and well designed.*"

In summary, the proposal does not represent good design, which, as stated at paragraph 124 of the NPPF, is a key aspect of sustainable development and it would be harmful to the visual amenities of the area. Accordingly, the proposal is contrary to Policy DC1 of the CS and Chapter 12 of the NPPF.

**Amenity**

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposal would not result in any additional impact on the neighbouring occupiers on Malthouse Road since it will provide cover over an existing external raised terrace which to some extent already overlooks the rear garden of Rockliffe. There is an existing fence to the rear of this neighbouring property which provides some screening from the site and the proposal. The other neighbouring properties would not be affected by the proposal due to the position of the proposal to the north of the property and established tree screening on the site boundaries.

As such it is considered that the proposal will not result in any adverse impacts upon residential amenity and the application accords with policy DC1.

**Access / Parking**

Policy T1 of the adopted local plan refers to development and sustainable transport. The policy promotes development located where the highway network can satisfactorily accommodate traffic generated by the development. Paragraph 108 of the NPPF requires local authorities in determining applications to take account of whether safe and suitable access to the site can be achieved for all users. The site has sufficient levels of parking provision to meet the needs of the property and the proposal will not affect access to the site or parking provision and as such it is concluded that the application will not conflict with the aims of policy T1 of the adopted core strategy or Paragraph 108 of the NPPF.

**CONCLUSION / PLANNING BALANCE**

The site is located within the Village Development Boundary of Alton, where there is a presumption in favour of sustainable development subject to compliance with other policies of the development plan. It is considered that the proposed veranda would result in environmental harm due to its design and harm to the character and appearance of the building and of the area generally. Accordingly the proposal is considered to be an unsustainable form of development and is recommended for refusal.

**OFFICER RECOMMENDATION : REFUSE**

**Case Officer: Mark Ollerenshaw**
**Recommendation Date: 24/05/2019**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**