DELEGATED DECISION REPORT

SMD/2020/0064 **Valid 17/08/2020**	**STANFORD HOUSE** **DENSTONE LANE** **ALTON**	**RETENTION OF REPLACEMENT SINGLE STOREY REAR EXTENSION (REDUCTION IN FOOTPRINT FROM PREVIOUS)** **(FULL - HOUSEHOLDER)**

MAIN ISSUES
Impact on the character and appearance of the area and the amenity of neighbours

DESCRIPTION OF SITE
A large, rather grand, red brick dwelling dating from the early 20th Century. The dwelling has had a history of being used as a guest house or hotel but is now confirmed as a lawful dwellinghouse and provides the applicant's family home. It sits within its own sizeable curtilage, secluded by substantial enclosure. The plot's land level sits below the ground level at the south and western boundaries and a retaining wall and 2m high close boarded fence above provide the boundary.

The dwelling is in the larger village of Alton. It shares a private drive access with a cul de sac development of recent executive homes. A detached garage and an existing side addition both faced in a smooth near white render appear distinct from the red brick and architecture of the original dwelling.

PROPOSAL
An application for retrospective planning permission for development already caried out.

An old single storey extension at the rear of the property has been altered and reconfigured to form a new addition that remains single storey but overall has a smaller footprint. However, with these alterations the resultant addition extends more than 4m, but less than 8m, from the original rear elevation and requires planning permission. It is noted however, that if the applicant had submitted a 'larger homes' notification for prior determination he could have carried out this work as permitted development.

The addition has an off white render.

- the extension projects 8m to the rear of the original wall of the dwellinghouse
- is within 2m of the rear boundary (1.46m at the narrowest point)
- overall height 2.4m (so less than 3m to the eaves)
-made of breeze block and rendered

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Document (Adopted Sep 2020)

SS1 Development Principles
SS8 Larger Village Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice posted: 23rd October 2020
Neighbour consultation period ends:
Press Advert: N/A

Public Comments
None

Town / Parish Comments
No Objection

OFFICER COMMENTS

Principle of Development
The Larger Village Area strategy in the Local Plan, SS8, provides generally for the needs of a homeowner that wishes to extend and alter their dwelling providing the development is sustainable and compliant, in all other respects, with the Development Plan.

Design and character and appearance
The rear extension has been rendered to match the detached garage and another single storey side extension. This approach makes the latter additions distinct from the large grand original red brick dwelling that dates from the early 20th Century which stands visible above the boundary features. The extension to the rear of the dwelling sits within a rather secluded area that sits down below the retained land levels and the close boarded fence. The extension is not visible from the footpath, that runs the southern boundary, or the adjacent dwelling to the western boundary.

Amenity
Particularly due to the relationship between plot and surrounding levels, the extension is not apparent from adjacent property. The extension sits well below the adjacent dwelling to the west and only has outlook into the applicant's own secluded garden area or the surrounding boundary enclosure. The extension does not interfere with outlook from any of the surrounding properties.

CONCLUSION / PLANNING BALANCE

The development already carried out is of acceptable design and appearance, it does not adversely affect the character and appearance of the original dwelling or the area. No adverse impact on the amenity of any neighbours. Complaint with the development plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 11/11/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council