

## DELEGATED DECISION REPORT

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**SMD/2021/0322**  
**Valid 10/05/2021**

**FRENCH HOUSE CHEADLE  
ROAD  
ALTON**

**ALTERATIONS TO EXISTING  
WINDOW AND DOOR  
CONFIGURATION ON REAR  
ELEVATION TO INCORPORATE A  
SECTION OF ROOF GLAZING.**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Principle of development.
- Design and visual impact.
- Neighbour amenity.

### DESCRIPTION OF SITE

The application site is French House, Cheadle Road Alton, a semi-detached, stone, render and tile dwelling sat at the junction of Cheadle Road and Cedar Hill. The front and side of the dwelling are visually prominent from the roadside. Much of the dwelling is sat at a lower land level compared to the road. The area where the proposed alterations would be made is hidden from the road by surrounding houses and boundary walls and fences.

For the purposes of planning policy consideration, the application site is located within the Alton Development Boundary and Alton Conservation Area. The site is also subjected to an Article 4 direction.

### PROPOSAL

Replacement of a rear door, replacement and enlargement of a window (to wrap around a corner wall) and removal of a section of roof tiles and their replacement with glazing.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

SS1 Development Principles  
SS8 Larger Villages Areas Strategy  
DC1 Design Considerations  
DC2 The Historic Environment

#### Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands.

#### Supplementary Planning Document

## 1. Staffordshire Moorlands Design Guide

### National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development
- 12: Achieving well-designed places
- 16: Conserving and enhancing the historic environment

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None.

### **CONSULTATIONS**

#### Publicity

Site Notice. Expired.  
Neighbour consultation period. Expired.  
Press Advert: Cheadle and Tean Times. Expired.

Public Comments: No representations received during the statutory consultation period.

Alton Parish Council: No objections.

Severn Trent Water: No objections and no drainage conditions required.

Conservation Officer: No comments to make.

### **OFFICER COMMENTS**

#### Principle of Development

Alton is classified as a 'Larger Village'. The Larger Villages Area Strategy, Policy SS8, states that these settlements shall retain and enhance their role as rural service centres, providing for the bulk of the housing requirement of the rural areas. The principle of the development in this location is therefore in accordance with the Local Plan and with the National Planning Policy Framework. Whilst there are no 'in principle' objections to the proposed extension there are material planning considerations which have to be satisfied including design, visual impact (and impact upon the Conservation Area) and neighbour amenity.

#### Design and visual impact

There are no design concerns. The application is not proposing any enlargements to the dwelling, rather a change in external appearance to a small section of the external kitchen walls and roof. The existing kitchen window will be removed, the opening widened and a wrap-around window inserted. The new glazed roof would allow additional light into the kitchen. The plans show that aluminium frames are to be used. The changes are minor and will not have any detrimental impact upon the appearance of the existing house.

There will be no wider visual impact beyond the application site due to the low land-levels and surrounding development. The kitchen is hidden from view due to the raised/terraced garden/patio areas, high level boundary fence and high stone wall, near to which the kitchen area sits. There are no visual impact concerns. Accordingly It is considered that the development would sustain the character and appearance of the conservation area.

Neighbour amenity

The house is a semi-detached dwelling but the changes to the kitchen window/door arrangement will not have any detrimental impact upon neighbour amenity. There is a tall timber fence, directly opposite the rear door and existing window and no direct window overlooking relationship. The alteration is simply proposing the widening of an existing window opening.

**CONCLUSION / PLANNING BALANCE**

It is recommended that the application is approved subject to conditions and informative notes.

**OFFICER RECOMMENDATION :** Approve.

**Case Officer:** Lisa Jackson

**Recommendation Date:** 6<sup>th</sup> September 2021.

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**