

DELEGATED DECISION REPORT

SMD/2022/0077
Valid 10/02/2022

6
THE HURSTONES
HURSTONS LANE
ALTON

PROPOSED REPLACEMENT
OF AN EXISTING
CONSERVATORY WITH A
BRICK BUILT EXTENSION
WITH A TILED ROOF.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact (including Conservation Area)
- Neighbouring amenity

DESCRIPTION OF SITE

The application site is the first property amongst a row of properties that fronts a private road which link up onto Hurstons Lane. It is a semi-detached corner plot located within the Alton Development Boundary, Alton Conservation Area and Article 4 area. There are no nearby Listed Buildings or protected trees and the site is not within any known flood plain. The site offers off-road parking for two cars to the side of the property.

The property has previously extended via a side conservatory, porch and utility room.

PROPOSAL

Planning permission is sought for the replacement of the conservatory to the side of the property for an extension made of brick and tiles that match the existing materials used. The extension will have the same footprint and height as the conservatory and feature a part hipped part hexagonal roof with colonial designed UPVC windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS6 – Larger Villages Area Strategy
DC1 – Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Section 12: Achieving well-designed places

SITE HISTORY

SMD/1993/0292	Extensions to form porch and utility room	04/08/93 approved
SMD/1994/0917	Domestic conservatory	24/08/94 approved

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/22
Neighbour consultation period ends: 09/03/22
Press Advert: N/A

Public Comments

Neighbour comments No representatives received
Alton Parish Comments No objection

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Alton as a 'Larger Village' within the Staffordshire Moorlands. Within the larger villages there is support in principle for a range of developments including housing and employment related proposals. The application property is also located within the Alton Conservation Area. Whilst there are no 'in principle' objections to the application, all material planning considerations must be satisfied for the scheme to be supported, in this instance they include design, visual impact, neighbour amenity, parking and drainage.

Design/ Conservation Area

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

With regards to the impact on the character and appearance of the area, the replacement extension would tie in well with the host dwelling as it utilises the existing footprint of the conservatory it will replace and use materials that match the property. The extension also harmonises with the host building with the use of colonial windows to match and retains the same height as the conservatory so to appear subordinate to it. Overall, the extension is an improvement to the existing light structure and that would be in keeping with the overall street-scene.

Referring to the impact on the Conservation area, there will be no harmful visual impact upon the Alton Conservation Area as the extension will sit comfortably on the side elevation and does not over-dominate the scale of the property. The extension represents an enhancement to the character of the property and wider conservation area.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Paragraph 130(f) of the NPPF (2021) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property at No.23 Headland way located to the north east of the site.

Given the position of the extension and where the windows will look onto, it is considered that there will be no harm to the overall living conditions of the immediate neighbour at No.23. The extension will be an improvement as it seeks reduced glazing and brick-work screening of living area.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is to be considered to be in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 4/05/22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

