

DELEGATED DECISION REPORT

SMD/2022/0128
Valid 16/03/2022

5 LAVENDER COTTAGE
VICARAGE ROW DIMBLE
LANE
ALTON

PROPOSED SINGLE STOREY
REAR EXTENSION WITH
ASSOCIATED ALTERATIONS
AND NEW OAK FRAMED
GARAGE REPLACING AN
EXISTING GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact (Listed Building and Conservation Area)
- Neighbour amenity
- Highways

DESCRIPTION OF SITE

An end of terrace, two-storey, stone (part render) and tile dwelling sat within the Conservation Area of Alton. The dwelling is Grade II Listed (03/01/1967) orientated to face east and sat close to Dimble Lane. Land to the rear of the dwelling drops steeply in level with a patio area immediately to the rear of the house, planting and stairs lead down towards a parking area and garage. Vehicular access is via a shared drive arrangement to the rear of other dwellings along Dimble Lane.

In addition to the Conservation Area location and its Listed status, the dwelling is also sat within the Alton Village Development Boundary. The area is subjected to an Article 4 Direction, there are no protected trees which need to be considered and planning records do not show the site to be within a flood zone.

PROPOSAL

A single storey, rear extension, raising of the utility room eaves (including slight repositioning of the outer wall), remodelling of dormer window (including pitched roof) and replacement of rear windows. The application also includes the erection of a replacement garage (larger structure than existing) with a footprint of 4.375m x 5.3m.

This is a Full planning application but the applicant has also submitted a counterpart Listed Building Consent application, reference number SMD/2022/0129.

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2. Achieving sustainable development
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed places
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0129 Single storey rear extension with associated alterations and new oak framed garage replacing an existing garage (Listed Building Consent).
Decision Pending.

86/00736/OLD Erection of garage. Approved.

CONSULTATIONS

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

Public Comments: No representations received.

Alton Parish Council: No objections.

Severn Trent Water: No objections stated. Comment that there may be unmapped transferred public sewers on property.

Staffordshire County Council Highways: No objections on highways grounds.

Conservation Consultant: No objections to the latest set of amended plans.

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 related proposals. The application property is a Listed building and 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 and highways.

Design and visual impact

During the course of considering the application, the design of the proposed house extensions have been amended to ensure suitability of the addition for the Listed building status of the dwelling and also to take into account neighbour amenity. Neighbour amenity is discussed in further detail later in the report.

The amended plans show that the rear extension would be constructed from Sandstone, have a standing seam zinc roof and be fitted with white painted timber windows. The French doors and single width pedestrian door would also be constructed from timber. The new dormer window would have a reclaimed Staffordshire blue tile roof and stone dormer cheeks. The garage would be constructed using reclaimed Staffordshire Blue plain tiles, oak posts and Oak weather boarding (three sides) and the rear wall would be constructed using sandstone. The plans have been negotiated between the architect/Planning officer and Conservation consultant. The proposed materials, window types, size/design of the extensions, location and design of the garage are now considered suitable for the dwelling and its location.

There would be some wider visual impact in that the rear extensions/alterations and garage would be seen from some surrounding dwellings and users of the shared access drive at the rear of the properties. There would also likely be some views of the development from Knight Lane, however due to the separation distance (between Knight Lane and the application site), intervening buildings, vegetation and land level changes, no part of the development would be particularly visually prominent from nearby roads and therefore raises no concerns in terms of impact upon the character and appearance of the Alton Conservation Area.

Neighbour amenity

The original proposal was for a rear extension which spanned much of the width of the applicant's dwelling with the side wall very close to the boundary with number 4 Vicarage Road. The close proximity raised concerns in terms of neighbour amenity/overbearing impact upon the ground floor rear facing window. The applicant/architect subsequently amended the drawing to reduce the size of the rear extension and thus comply with the 45 degree horizontal angle set out within the Space About Dwellings SPG. It is noted that no objections have been received from the occupant(s)/owner(s) of number 4, potential amenity issues was a matter noted during the officer site visit.

Due to its location, the proposed garage does not raise any neighbour amenity concerns.

Highways

The application raises no objections in terms of highways impact or parking. There are no proposals to alter the access to the existing shared drive from Knight's Lane. The application does not propose the addition of any further bedroom space, therefore not triggering consideration of the Appendix 2 Parking Standards. The existing garage would be replaced. The County Highways officer has no concerns and does not request any highways related conditions.

CONCLUSION / PLANNING BALANCE

That, for the reasons outlined above within the report, the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 8/9/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council