

DELEGATED DECISION REPORT

SMD/2022/0424 VALID 27/07/2022	GREENWAYS, SMITHY BANK, ALTON, STAFFORDSHIRE, ST10 4AE	EXTENSION TO ENLARGE KITCHEN, DECK AND PROVIDE A LOFT BEDROOM (FULL - HOUSEHOLDER)
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MAIN ISSUES

- **Principle of Development**
- **Design Considerations inc Impact on Heritage Assets**
- **Impact upon Residential Amenity**
- **Highway Safety**

DESCRIPTION OF SITE

The application site lies within the village of Alton, which is identified as being a larger village within the Local Plan settlement hierarchy. The property is an L-shaped bungalow which is located close to the centre of Alton, and is surrounded by a mix of residential and commercial properties. The site is accessed via a track from Smithy Bank, and is located at a higher land level. The site lies within the Churnet Valley Masterplan Boundary and also within the Alton Conservation Area.

PROPOSAL

This application proposes the construction of a single storey side extension and the conversion of the roofspace to provide first floor accommodation. A replacement dormer window within the roof is proposed. The scheme also includes a raised deck with glazed balustrade. The works would provide an extended open plan kitchen and family room, along with a utility and shower room at ground floor level, and a bedroom at first floor level.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS8 Larger Villages Area
SS11 Churnet Valley Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

Supplementary Planning Guidance/Documents

Space About Dwellings
Design Principles
Staffordshire Moorlands Design Guide (2018)
Alton and Farley Conservation Area Appraisal

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 16/01/23
Neighbour consultation period ends: 05/10/22
Press Advert: N/A

Public Comments

Two comments have been received requesting confirmation on when the decision will be made.

Town / Parish Comments

No objection.

Conservation Officer

No objection.

Severn Trent Water

No public sewers on the property

OFFICER COMMENTS

Principle of Development

The application proposes the construction of an extension to a detached bungalow within the larger village of Alton as defined by the Local Plan policies map. The principle of householder development in such locations is considered to be acceptable. The main issues in this instance are the impact of the development on the character and appearance of the area, including heritage assets, the impact upon residential amenity and highway safety considerations.

Design Considerations (including Heritage Assets)

Policy DC1 requires all development to be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area. Development should *“be of a high quality and add value to the local area”* and *“be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance”*.

The site lies within the Alton and Farley Conservation Area, while there are also Listed Buildings located within the surrounding area. Policy DC2 states that the Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment

The Staffordshire Moorlands Design Guide SPD, at 5.5, states that extensions should harmonise with the parent building. Extensions should respect the dominance of the host property and be subordinate to it by setting the extension back and keeping the eaves and ridge lower than the parent building.

The Design Principles for Development SPG provides further design guidance on extensions (pages 2.4 to 2.8). This states that extensions should be subordinate to the existing building, and that the size and shape of the extension should respect the height and proportions of the existing house. The SPG confirms that the ridge height should be lower than existing, and certainly no higher. The SPG advises that side extensions should be set back.

The application proposals primarily relate to a single storey side extension, the extension would be modest and proportionate in terms of its width. While the extension would not be set back or stepped down, it is not considered, in this instance, that the proposals would result in a dominant addition to the host property to cause unacceptable harm to its character and appearance.

The scheme also includes the conversion of the roofspace to provide habitable accommodation. To facilitate this, the existing roof dormer within the front elevation would be replaced with a slightly larger intervention. It is considered that the proposed dormer would be a proportionate addition to the roofslope, as extended, and would not represent a dominant or incongruous addition. The proposed decking and balustrade is also considered to be acceptable in this instance.

The application site is set back from Smithy Bank however its elevated position, and a gap in built development, means that the dwelling is visible from the public highway. The proposed extension would appear proportionate and would not result a prominent dwelling taking into consideration its elevated position. The character and appearance of the streetscene would not be adversely affected by the proposals.

In terms of the impact upon heritage assets, the Conservation Officer has not raised any concerns with regard to the proposals. Therefore it is considered that the proposed development would sustain the character, appearance of the Conservation Area. The closest listed building is Old Grove Cottage to the north west of the site, however intervening gardens would ensure that there would be no harm to the setting of this building.

The use of materials to match is an appropriate design approach which can be conditioned.

Amenity

Policy DC1 requires development to “*protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution*”.

While there are residential properties surrounding the application site, the proposed extension is modest in scale and would be located where it would not affect any properties through overbearing, overshadowing or loss of daylight or sunlight. A replacement dormer window, and a new window within the gable elevation of the extension which would serve a bedroom, are proposed. These windows would not directly face towards any property and would be of sufficient distance from the site boundaries not to result in any overlooking. In terms of the proposed deck, it would be positioned over 22m from the nearest neighbour to the west, which is considered to be a sufficient distance to ensure that the privacy of this neighbour is maintained.

An acceptable level of private amenity space to serve the dwelling would be retained.

Highway Safety

There would be no uplift in bedrooms arising from the development which would remain a 2 bedroomed property. As such no greater demand in off street parking would arise.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 23/01/23

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council