

DELEGATED DECISION REPORT

SMD/2023/0034
Valid 01/02/2023

THE HOLLIES CHEADLE
ROAD
ALTON

REPLACE THE EXISTING PANTRY WINDOW WITH A LARGER TIMBER DOUBLE GLAZED SASH WINDOW, IN KEEPING WITH OTHER WINDOWS IN THE PROPERTY, ALLOWING MORE LIGHT INTO THE KITCHEN. NEW EXTERNAL TIMBER DOUBLE GLAZED 'FRENCH' STYLE KITCHEN DOORS TO SIDE ELEVATION OF THE PROPERTY IN PLACE OF AN EXISTING LARGE WINDOW TO ALLOW ACCESS TO THE GARDEN. RE-SITING OF KITCHEN DRAIN TO ALLOW ACCESS FROM KITCHEN TO GARDEN. INSTALLATION OF SOIL AND VENT PIPE, ASSOCIATED WITH DRAIN RE-SITING, FOR POSSIBLE FUTURE BEDROOM EN-SUITE FACILITIES INSTALLATION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage and Design
- Amenity

DESCRIPTION OF SITE

The site comprises a detached dwelling and its associated curtilage, situated in the Alton Ward. The site is within the Alton Development Boundary, where positive development is encouraged to be concentrated. Also, the site is within the Churnet Valley Masterplan Boundary, where rural regeneration of an appropriate nature is encouraged. The site is within the Alton Conservation Area and the Alton Article 4 area. The proposed site is surrounded by neighbouring dwellings comprising a section of Cheadle Road and backs onto the curtilage of a dwelling on Knight Lane.

Blairangus, Cheadle Road is located to the South of the site and The Hempbutt, No. 2 Knight Lane is situated to the East. The Cheadle Road highway is West of the site and the Knight Lane highway is to the North.

It is noted that a number of properties within the street scene have been extended and altered; however the established character of the street has been retained.

PROPOSAL

The proposed development consists of window alterations on the ground floor of the North facing side elevation. The existing pantry window shall be replaced with a larger timber double glazed sash window, in keeping with other windows in the property, allowing more light into the kitchen. A set of new external timber double glazed 'French' style kitchen doors will replace the other window on the side elevation of the property, to allow access to the garden. Lastly, the kitchen drain shall be re-sited to allow access from the kitchen to the garden.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
SS11 Churnet Valley Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places, 16 -
Conserving and enhancing the historic environment

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 29/03/2023

Neighbour consultation period ends: 24/03/2023

Press Advert:

Public Comments

No public comments have been received.

Town / Parish Comments

Alton Parish Council do not object to the proposed alterations.

Conservation Officer

The Conservation Officer of the Council has no comments to make on the application.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Alton. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within Alton, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include heritage, design and neighbour amenity.

Heritage and Design

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that windows and doors are among the most important features of an elevation. Additionally, it states that all window and door replacements should relate to the age and style of the property as well as to the local context.

The Conservation Area designation does not prevent domestic developments, but the proposals require careful consideration of their potential impact upon the historic environment. This is a simple application for the alteration of two ground floor windows on the Northern side elevation, as well as the re-siting of kitchen drain to allow access from the kitchen to the garden. The dwelling is a two-storey, detached property which is not a Listed dwelling and is not a designated heritage asset.

The proposed window and door alterations would be positively integrated into the existing dwelling and surrounding area, through their improved design and choice of material; reflecting the character and appearance of the existing dwelling. The property was modernised during the late Victorian/Edwardian period. The majority of the windows date from approximately 1897 and are of a timber sash style. The existing pantry window will be replaced with a larger timber double glazed sash window, in keeping with other windows in the property, allowing more light into the kitchen. A set of new external timber double glazed 'French' style kitchen doors will replace the other window on the side elevation of the property, to allow direct access to the main garden. The replacement of the horizontally proportioned window with

vertically proportioned French doors would be a design improvement, due to the other windows on the dwelling having a vertical emphasis.

The proposed door would be a softwood or hardwood French door with double glazed units with a concrete supporting opening lintel and the proposed window would be a softwood Victorian style sash window with double glazed units. It would have a concrete supporting lintel for enlarged opening and a re-constituted stone external sill. The specification of materials to be used further reiterates that the window and door alterations would not be of any harm to the individual character of the dwelling, or the character of the wider conservation area.

Presently the drain for kitchen sink is located outside and under the window. To allow for access from the proposed French door to the garden, the drain will be re-sited further along the North wall of the property, toward the pantry window. As per the Design and Access Statement, it is proposed that allowance is made for a soil downpipe and vent for a future phase of works that may include the installation of en-suite bathroom facilities on the first floor. This is not considered to be a material alteration and would not be considered to detrimentally impact the historic fabric of the dwelling. Details of any future phase of works are not included in this proposal.

The Council's Conservation Officer stated that they have no comments to make in relation to the application, indicating that they do not object to the proposed works.

The proposal, by virtue of its size, scale and siting enhances the character of the existing dwelling and wide conservation area area. The proposal would therefore accord with the provisions of local plan policies DC1, DC2 and section 12 of the NPPF in this regard.

Amenity

Paragraph 130 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is bound by Blairangus, Cheadle Road to the South and The Hempbutt, No. 2 Knight Lane to the East. The Old Stables Hairdressing, Malthouse Road is to the North, separated from the site by the Knight Lane highway.

Consideration has been given regarding whether the proposed works would cause a detrimental impact on the privacy amenity of the aforementioned neighbours. I note that all window alterations would be on the Northern side elevation of the dwelling. Thus, they would not impact the Southern neighbour at Blairangus. The Hempbutt sits at an oblique angle from the site, thus the proposed window and doors would not overlook this neighbour. Despite the new window and door facing directly onto The Old Stables Hairdressing, there is a substantial amount of boundary treatment in place in the form of stone walling and planting to mitigate any loss of privacy.

Furthermore, there would not be any new fenestration to what is already there, thus privacy would not be impacted any more than the existing situation.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon neighbour or street scene amenity, the proposal is considered to enhance the surrounding conservation area. Therefore, the proposed replacement windows are recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 28/03/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council