

DELEGATED DECISION REPORT

SMD/2024/0014
Valid 11/01/2024

**BARA BRITH CASTLE HILL
ROAD
ALTON**

**REAR, SINGLE STOREY
EXTENSION AND GENERAL
ALTERATIONS TO ENLARGE
BEDROOM AND IMPROVE THE
ACCOMMODATION, INCLUDING
ALTERATIONS TO THE EXISTING
PARKING ARRANGEMENT**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact (Character and appearance)
- Neighbour amenity
- Parking

DESCRIPTION OF SITE

The dwelling the subject of this application is known as Bara Brith, a two bedroom, semi-detached bungalow. The dwelling sits behind a drystone wall and has garden area to the front and rear. The dwelling is constructed mainly of buff colour bricks and similar to its neighbour (attached) the principal elevation is partial render and partial stonework. Boundaries are marked by hedgerows, walls and fencing panels. There are no significant land level changes within the site. There is some parking space at the front of the house in the form of a pull-in type of arrangement. The dwelling is north/north-western facing and forms one of a row of dwellings fronting Castle Hill Road. There is no overriding style/design of dwelling in the vicinity however the attached bungalow is similarly designed in terms of it being a 'handed' version (externally) of the application property.

For the purposes of planning policy consideration the application site is located within the Alton Development Boundary, Conservation Area and Churnet Valley Masterplan area. The site also forms part of a wider area which is covered by an Article 4 direction (regarding cladding of external walls and dwellinghouses).

PROPOSAL

The application is for extensions and alterations to the existing semi-detached bungalow as well as the provision of an off-road parking area at the front of the house.

Internally it is proposed that the bungalow will be remodelled, the addition of a rear extension will provide the dwelling with a living/kitchen area, sitting room, shower room, storage areas and two bedrooms (one of which could have a dual purpose of being a 'garden room.' The rear extension would have a staggered footprint arrangement, the plans showing that it has been designed to comply with the 45 degree horizontal angle standard from the neighbouring property. The roof arrangement would be a mix of pitched and flat, the flat roof part having a small sloping area and central glazed roof panel.

Other external alterations include replacement windows, use of outwards opening French doors, additional areas of render and replacement of fascia's and soffits.

An 'L' shaped, off-road parking area would also be provided at the front of the house which would have a tarmac surface and stone cobbles. Part of the front garden area would be retained.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
H1	New Housing Development
DC1	Design Considerations
DC2	The Historic Environment
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Churnet Valley Masterplan

National Planning Policy Framework

Including sections;

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice: Expired.

Neighbour consultation period. Expired.
Press Advert: Leek Post and Times. Expired.

Public Comments

One letter of support received making the following comments:

Support this application which will bring back into use an unoccupied and disused property which currently detracts from the area.

Alton Parish Council: No objections.

Highways (Staffordshire County Council): Recommendation Summary: Conditional

Site Visit Conducted on: 23-Jan-2024

Personal Injury Records:

Current records show there were no Personal Injury Collisions on Castle Hill Road within 50 metres either side of the property from 01/01/2019 to 31/12/2021.

Background:

The property is located on Castle Hill Road (Road No. D1359) which is an unclassified road with a speed limit of 30 mph and benefits from streetlights. Castle Hill Road serves mainly residential properties but also serves St. John's and St. Peter's Churches and Youth Centre. There are no footpaths along the entire stretch of Castle Hill Road.

Proposal

Rear, single-storey extension and general alterations to enlarge bedroom and improve the accommodation, including alterations to the existing parking arrangement.

Comments on Information submitted

The proposal is for the construction of a single storey extension to the rear of the property. Internal alterations are proposed to provide a larger bedroom. The property footprint will remain at 2 bedrooms. Alterations to the existing parking arrangement are also proposed. An extension to the parking area will provide parking for 2 vehicles. It was noted at the site visit that the existing parking area is constructed of stone/shingle with areas of grass/weeds. It is proposed to construct the parking area in tarmac as detailed on submitted Drawing Number 24-684-03. A row of stone cobbles to define the boundary are proposed, the applicant should ensure the stone cobbles are to the rear of the metalled carriageway and not placed within the adopted highway. It was also noted that the access crossing to the existing parking area from the highway is not constructed to Staffordshire County Council Standards.

I have no objection to the proposal (application number SMD/2024/0014) subject to the following condition.

The proposed car parking area shall be provided as shown on the approved Drawing Number 24-684-03 and shall thereafter be kept of its intended purpose.

Reason:- To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Important Informative

The access crossing to the parking area shall be constructed in accordance with drawings to be submitted and SCC requirements. Please note that prior to the access being constructed you will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@staffordshire.gov.uk for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Conservation officer (SMDC): No comments to make from heritage.

Severn Trent Water: Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

100mm to 225mm diameter sewers - 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.

300mm to 999mm diameter sewers - 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.

Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website: <https://www.stwater.co.uk/my-supply/waste-water/looking-after-your-sewers/sewerpipe-responsibility/>

If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter.

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 site forms part of 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; these are discussed below.

Design and visual impact (Character and appearance)

The dwelling is not an historic building, it is one half of a pair of semi-detached bungalows and modest in its size and overall appearance. The rear bedroom extension simply extends and existing gable end arrangement, using matching bricks and tiles. The garden room/bedroom would have a more unusual shape, a splayed side and mainly flat roof, which appears to be due to the proximity of the neighbour's rear window (amenity discussed later on in the report). Whilst the splayed side of the extension is a little unusual, it is considered that in this instance there are no significant harms arising from it in terms of design or wider visual impact due to the rear of dwelling location and it being sandwiched between the simple gable extension and the neighbouring property. The extent of the flat roof area is minimised due to short lengths of sloping tiles, this adds some interest to the addition and softens what might otherwise be a bland flat roof. Matching bricks and tiles are also proposed for this part of the extension. No letters of objection have been received from the occupant(s) of the attached bungalow.

There are no objections to the use of new windows and doors. The kitchen window at the front of the bungalow would be enlarged however this would not raise any concern as it would match the size of the other front window and would not result in an unbalanced arrangement. The scheme also proposes additional render to the front elevation. Half of the principal elevation is already render covered and the addition of some more will not result in any adverse visual impact. The stonework to be covered does not span a particularly large area and its loss would not raise any material planning objections.

The most visually prominent part of this proposal is that of the new parking area. There is some parking space at the front of the house which looks like an informal pull-in area, but is identified as being within the red edge of the property. Creation of the parking area would see the loss of some of the drystone wall which is set back from the road. Two parking spaces would be provided, one parallel to the highway, the other at right angles to it and adjacent to the boundary with the attached bungalow. Some of the garden would be retained but the new parking areas would have a tarmac finish with some stone cobbles along the boundary line. This part of the development would significantly alter the appearance of the existing property frontage. However, whilst it is regrettable that some of the stone boundary would be lost, it is borne in mind that its loss would provide valuable off-road parking space for future occupants of the property and relieve pressure of on street parking within an area which has narrow roads and many vehicles accessing other properties. Drystone walling is a common feature within the area however the section to be removed is not as visually prominent as some of the walls surrounding other properties (many of which are immediately adjacent to the highway), this wall is not, it is set back. Of note is the development which has occurred next door (attached bungalow), the creation of tarmac parking space and fencing. The proposal does not include fencing, it simply matches in terms of proposing a tarmac surface.

For the above reasons and with the use of appropriately worded conditions, it is considered that design and visual impact is acceptable.

Neighbour amenity

There are dwellings on both sides of the application property and one to the rear of it. The property to the rear is of a sufficient distance away for the rear extension not to have any impact upon it. The extension is single-storey only, therefore no overlooking relationship would occur. The dwelling to the east, Willow Cottage, is a two-storey property which appears to sit at a slightly higher ground level. In any case, being single-storey only, the proposed rear extension would not result in any overbearing impact upon the Willow Cottage occupant(s). Some of the new roof may be seen from Willow Cottage but much of the addition would be masked by the combined wall and fence boundary, the new parking area would not impact the Willow Cottage occupant(s). It is noted that a letter of support has been received from the occupant of Willow Cottage.

The attached dwelling would be impacted the most by this development. The rear extension would be visible from number 1 Castle Hill Road. Whilst there is a boundary at the rear between the two properties, at the time of the site visit it was not particularly high and there were views to the back of the house and its rear garden. The Council's adopted Space About Dwellings standards are applicable and it is noted that the rear extension has been designed to comply with the 45 degree horizontal angle from the midpoint of the neighbour's window. The resultant wall splay and the low level roof, means that the extension does comply with the adopted amenity standard. There are no side windows directly overlooking the neighbour although one window is at 45 degrees facing over the neighbours garden. However, given that any views would be at an angle over the end part of the garden rather than towards the house this is found to be acceptable. The new parking area would be close to the front garden boundary with number 1 Castle Hill Road. Views of the proposed parking area will be possible from the front windows of number 1 however it is not considered to be a reason for refusing the application. It is noted that the occupant(s) of number 1 have their own parking space at the front of their house so vehicular noise is not a new addition.

Parking

It is noted the plans do not specify tarmac colour, in the interests of clarity it would be considered reasonable to seek this information by condition. The County Highways officer has confirmed she has no objections to the application subject to a condition and an informative note.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 03.04.2024.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council