

DELEGATED DECISION REPORT

SMD/2024/0128
Valid 18/03/2024

IVY COTTAGE TYTHE BARN
ALTON

VARIATION OF A CONDITIONS 2,
4 & 5 IN RELATION TO
APPLICATION SMD/2017/0497

(FULL PLANNING - SMALL-
SCALE MAJOR APPS)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Amenity standards including neighbour amenity
- Highways
- Trees

DESCRIPTION OF SITE

A rectangular shaped plot of land on the southern side of the Tythe Barn area of Alton. The site was a former orchard with a dwelling adjacent to the road, it is now a building site following on from approval for residential development. Ivy Cottage (original dwelling) forms part of the Alton Development Boundary, however the remainder of the site is designated as being open countryside, not Green Belt.

PROPOSAL

This application is for the variation of conditions 2 (approved plans), 4 (materials) and 5 (joinery details) of previously approved application reference SMD/2017/0497. The conditions attached to SMD/2017/0497 have been dealt with and work is already well underway on site.

PROCEDURAL MATTERS

The proposals within this application include those which were originally submitted within application reference SMD/2024/0040 which sought permission for alterations to approved plot 10 and changes to the parking layout for plots 8 and 9. The applications have been amalgamated to ensure compliance with the S106 requirements of SMD/2017/0497 which allowed for subsequent section 73 applications to be submitted and to avoid conflict with the Hillside Parks Ltd (Appellant) v Snowdonia National Park Authority (Respondent) judgement. Although reconsultation has not been carried out, all of the changes for which consent is being sought have been consulted on either under this application or SMD/2024/0040 and any representations received in connection with that application have been taken into account.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS8 Larger Villages Areas Strategy

SS10	Other Rural Areas Strategy
SS11	Churnet Valley Strategy
SD4	Pollution and Water Quality
SD5	Flood Risk
H1	New Housing Development
DC1	Design Considerations
DC2	The Historic Environment
DC3	Landscape and Settlement Setting
NE1	Biodiversity and Geological Resources
NE2	Trees, Woodlands and Hedgerows
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

National Planning Policy Framework

Including sections:

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed and beautiful places
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0497	Demolition of Ivy Cottage and erection of 1 replacement dwelling and 10 new dwellings with construction of new road access. Approved.
SMD/2015/0151	Demolition of Ivy Cottage, erection of 13 dwellings and construction of new road access. Withdrawn.

CONSULTATIONS

Publicity

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

Public Comments: No representations received during the statutory consultation period.

Alton Parish Council: No objections.

Highways (Staffordshire County Council):

Parking spaces are not dimensioned but do scale at between 2.4m x 4.8m to 2.4m x 5.0m which is adequate to park a car. Revised layout will not compromise parking or manoeuvring when compared to the original. Relocating the space that was directly adjacent to the garage will be an improvement for accessibility and use of the relocated space. No highway objections and no highway conditions.

The following consultation responses are those which were received in response to application reference SMD//2024/0040. They are considered relevant and replicated below.

Environmental Health (SMDC): No comments to make.

Waste Services (SMDC): No issues regarding waste collections.

Conservation Officer (SMDC): First response received raised an objection however the comments were then corrected to no objections raised. Conservation officer states 'I don't foresee any issues from heritage perspective therefore I have no objections.'

Ecology/PROW: No representations received during the statutory consultation period.

Housing Strategy (SMDC): No representations received during the statutory consultation period.

Trees (SMDC): No representations received during the statutory consultation period.

Police Crime Liaison Panel: The proposal has been reviewed with particular reference to Police CPI's Secured by Design guidance and in accordance with the recognised principles of Crime Prevention Through Environmental Design. It is not considered that the comparatively minor changes to aspects of the previously approved permission at the least accessible part of the development will adversely impact upon the opportunity for crime, disorder or anti-social behaviour, and consequently Staffordshire Police has no objection to this application.

Severn Trent Water: No representations received during the statutory consultation period.

Flood Risk Management (Staffordshire County Council): Flood Zone 1. The Lead Local Flood Authority (LLFA) previously reviewed the drainage proposals in 2017 which consisted of an infiltration-based drainage system as outlined by the following document:-

- Ivy Cottage – Tythe Barn Redevelopment – Alton – Soakaway Assessment and proposals (Rev A, October 2017).

The drainage strategy outlined that Plot 10 would have a dedicated soakaway system in the garden to the rear of the property, measuring 3.5m by 3.0m and a depth of 0.5m. Plans show that the change of house type proposed by the applicant (and the amended parking layout) would have a negligible impact upon the total impermeable area of the plot. Therefore, the existing drainage design proposed in 2017 is considered as being adequate, and the LLFA would have no objections to change of house type proposed.

Environment Agency: No representations received during the statutory consultation period.

East Staffordshire Borough Council: East Staffordshire Borough Council has no objections to the proposal as submitted but trust that matters relating to residential amenity, visual amenity, biodiversity and highway safety are fully considered in the determination of the application.

Education (Staffordshire County Council): No representations received during the statutory consultation period.

Highways (Staffordshire County Council): First consultation response was a refusal however the applicant decided to submit an amended plan which the County Highways Officer is now happy with. No highways conditions have been forwarded with the latest response.

Minerals (Staffordshire County Council): No comments to make.

Planning (Staffordshire County Council): No representations received during the statutory consultation period.

Archaeology (Staffordshire County Council): No representations received during the statutory consultation period.

OFFICER COMMENTS

Principle of Development

This is simply a variation of conditions application relating to conditions 2, 4 and 5 of the previously approved and implemented scheme detailed within application reference SMD/2017/0497. The current scheme does not raise any consideration of whether the principle of development is acceptable. All of the areas within the site, where the proposed alterations are located, have previously been included in the approval. Therefore no 'in principle' objections as the site area is not increasing in size.

A detailed review of the plans shows a number of proposed changes, these can be summarised as follows and assessed in turn'

Layout change for the parking reserved for plots 1-3.

No design or visual impact concerns regarding the amendments to the parking layout for plots 1 to 3. The overall appearance of the area is similar to that previously approved, the change being the loss of some planting on the northern side of plot 4 and its partial replacement with a parking space to serve plot 1. No adverse neighbour amenity issues would arise, the area is already approved for the parking of vehicles therefore no new use will occur on this part of the site. The County Highways officer is not objecting to the application, commenting that *'Parking spaces are not dimensioned but do scale at between 2.4m x 4.8m to 2.4m x 5.0m which is adequate to park a car. Revised layout will not compromise parking or manoeuvring when compared to the original. Relocating the space that was directly adjacent to the garage will be an improvement for accessibility and use of the relocated space. No highway objections and no highway conditions.'*

Plots 4-5

The applicant proposes a small footprint increase of approximately 40cm (depth) and just over a metre wider. The footprint enlargement includes the widths of the garages being enlarged by just under half a metre. There are no visual impact concerns here, the changes are minor and will not affect the overall appearance of the houses nor their impact upon the site as a whole. The enlargement of the internal garage space will be of benefit to future occupiers who wish to park their vehicles inside.

Plot 6

The application proposes the replacement of a window with a door at the rear of the garage. No design or visual impact concerns. The change is minor.

Plots 7-8

Internal alterations to create a fully open-plan kitchen/family/dining area resulting on the Replacement of French doors at the rear of the lounges and replacement with single windows. Similar to the other plots, these are minor alterations which will not alter the nature of the existing approval. Resultant design of the pair of semi's will not be compromised.

Plot 8

Previously approved detached garage will not be constructed, instead 2 outdoor parking spaces will be provided, both to serve plot 8.

Plot 9

Small increase in outdoor amenity space at the side of the house due to the loss of plot 8's garage, this additional space will be used as a car parking pace. Some internal accommodation layout change and relocation of a lounge window. There are no design, visual impact or neighbour amenity concerns with these changes.

Plot 10

The revised plot 10 house type does not raise any concerns. Overall, the plot 10 dwelling retains a very similar character to the approved scheme but does propose a larger dwelling. The integral garage is being lost (space compensated for at the front of the house) and a single storey, externally accessed store room is to be added to the side of the property. Alterations are proposed to some of the windows and doors however the overall character is similar. Internally the dwelling would have a more open-plan arrangement with a larger kitchen/living/dining room arrangement at the back of the house. At first floor level the dwelling would become a three bedroom house, rather than the previously proposed four bedroom one. The loss of one of the bedrooms would allow for a larger master room with ensuite and two further good sized rooms.

Change in parking arrangements for plots 8, 9 and 10.

There are no concerns in terms of the design or visual impact of the proposed alternative parking areas. The proposed parking layout at the cul-de-sac head is simply a rearrangement of previously accepted parking space at this end of the road. The loss of the detached garage is not harmful in terms of the overall appearance of the site and its replacement with two open-air parking spaces is not visually problematic. No objections are raised to the number of parking spaces, their sizes/dimensions or locations. It is noted that this part of the scheme was previously considered as part of application reference SMD/2024/0040 prior to the proposals being merged with this application SMD/2024/0128. The County Highways officer has no objection to the scheme and did not recommend any further conditions.

Plot 11

Some internal layout change, replacement of a bi-fold door with a single window serving the lounge. Very small footprint relocation to the east (approx. 40cm). No design, visual impact or neighbour amenity concerns here. These alterations will not change the character of the previously approved scheme.

Materials and joinery details

Other changes to the scheme include the following;

- Approved tiles under application DOC/2023/0040 were Dreadnought Staffs Blue sand faced clay plain tile. Applicant proposes a change to Wienerberger Sandtoft 20/20 Antique Slate tile. Whilst the Dreadnought would have been the preferred choice there

are no significant objections to the Sandtoft 20/20. They are a slate tile which is pressed natural alluvial Humber clay. The previously approved Dreadnought is a clay tile so the material is essentially the same. Much work has been undertaken on site, including roofing with the Sandtoft choice. It is clear to see on site that this tile is acceptable and appears to relate well to the approved brickwork (Olde English – email confirmation from agent within the application file).

- Approved painted, hardwood timber windows proposed to be upvc with the exception of the side light / fanlights to the feature windows for 7-8 and 9-10 which are to be aluminium. Many of the upvc windows have already been fitted, photographs in file to show these. The submitted details inform that the upvc frames would have bonded glazing bars with a cream, grain finish (RAL 9001). Similar to the already in-situ tiles, these windows are acceptable and fit in well with the overall appearance of the houses. The upvc patio doors have also been fitted in a number of the plots, these too are acceptable.
- Previously approved timber, bi-fold doors are proposed to be aluminium. There are no concerns with this change, they will not significantly alter the appearance of the development.
- For clarification purposes the dwellings have been built using the approved Birtley Olde English Brick. The applicant submitted an incorrect materials schedule which named the brick choice as Heritage Red blend. Permission is granted for Birtley Olde English.

CONCLUSION / PLANNING BALANCE

For the reasons set out within the report it is recommended that the application is approved subject to conditions and informative notes. The most significant change relates to the tile type and the choice of Sandtoft 20/20 Antique slate. It is unfortunate that the 20/20's have been used prior to consent having been issued however it gives much reassurance that the material is acceptable for the site.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 20.06.2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council