

DELEGATED DECISION REPORT

SMD/2024/0338
Valid 24/07/2024

5 THE COTTAGE
OAK ROW CHEADLE ROAD
ALTON

RETROSPECTIVE
APPLICATION FOR
REPLACEMENT OF EXISTING
STAIRCASE FROM
CONSERVATORY DOWN TO
GARDEN LEVEL & LOW
LEVEL GARDEN DECKING.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Heritage

DESCRIPTION OF SITE

The site consists of a double fronted terraced cottage of stone masonry construction, with a plain tile roof, and its associated curtilage – principally the walled rear garden which also has a section of decking, to which this application relates. The site is not listed, however it is within the Alton Conservation Area.

PROPOSAL

The application seeks retrospective planning permission for the replacement of the wooden decking and staircase in the rear garden. The previous decking had a staircase which ran parallel to the rear elevation of the property, while the replacement decking is perpendicular to the rear elevation.

This application has been submitted following an enforcement investigation, which revealed a much larger decked area which projected beyond the existing conservatory, and at the same level.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 200 – 203, 205 – 214.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2024/0124. DESCRIPTION: Dropped Kerb for vehicular access. DECISION: APPROVED
- SMD/1999/0284. (OLD REFERENCE: 99/00985/FUL). DESCRIPTION: Rear conservatory and timber decking to form steps below. DECISION: APPROVED
- SMD/1980/0774. (OLD REFERENCE: 80/08939/OLDDC). DESCRIPTION: Construction of vehicle parking space at front of cottage. DECISION: REFUSED.
- SMD/1980/0773. (OLD REFERENCE: 80/08938/OLDDC). DESCRIPTION: Building of an extension to form kitchen and bathroom. DECISION: APPROVED.
- SMD/1979/1010. (OLD REFERENCE: 79/07202/OLDDC). DESCRIPTION: Alterations and extensions. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 03/09/2024

Neighbour consultation period ends: 14/08/24

Press Advert: 28/08/2024

Public Comments

None received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No consultation response received.

OFFICER COMMENTS

Principle of Development

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. The site is within the Alton Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the 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, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

The design of the development is typical for garden decking, being constructed from unstained timber and sitting approximately 30 centimetres above ground level. The staircase is similar in proportions to one which previously existed, albeit now sitting perpendicular to the house as opposed to parallel. While wooden decking is not typical of historic buildings, the development is not visible from the public realm or street scene, and has no negative effects on the Alton Conservation Area. Therefore, the development is considered acceptable in design terms.

Amenity

Paragraph 135 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 site is bounded by No. 3 Oak Row to the north, and Rose Cottage to the south. The development has no amenity impact in terms of being overbearing or overshadowing, however the stairway does allow for overlooking into the rear garden of 3 Oak Row. However, 3 Oak Row also has very similar stairway and decking which overlooks the application site. Therefore mutual overlooking occurs between both properties, but only from the landing area of the raised deck, which is considered to be too small to dwell upon. Due to existing buildings in the rear garden of Rose Cottage, there is very little possibility for overlooking into this property.

Noise pollution has been considered, as the decking creates a space for people to sit in the garden and socialise, which could lead to disturbance to neighbouring

properties. However this would not be dissimilar to the use of the garden area without the decking. The lower section of the decked area is positioned just over 30cm from natural ground level. It is considered that the development is acceptable in this regard as the noise would be periodic rather than ongoing, and the Council has measures in place to deal with noise pollution. The proposal is therefore considered acceptable in terms of amenity.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. The proposed development will have no impact on highway safety due to the siting and nature of the proposal as decking in the rear garden.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement. Due to the minor scale of the development, and its concealed siting to the rear of a terraced property, the development has no impact on the historic fabric and setting of the village or the Conservation area. Accordingly the development would sustain the importance of the heritage asset and is compliant with policy DC2.

CONCLUSION / PLANNING BALANCE

Due to the minor scale of the proposed works and the fact that it will not be visible from the street scene, and therefore does not detract from the historical significance of the village of Alton, the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 18/09/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

