

Supporting Statement in relation to the change of use of annexe to a separate dwelling

Woodbine Cottage, Alton

October 2024

Change of use of annexe to separate dwelling – Woodbine Cottage, Alton

Project	Woodbine Cottage, Alton
Client	AJS Rees Developments
Reference	1707
Project Team	Jon Imber
Version	2.0

Document Produced by:

JMI Planning Limited
62 Carter Street
Uttoxeter
Staffs
ST14 8EU

Phone: 01889 566107
Email: enquiries@jmiplanning.com

www.jmiplanning.com

Contents

1	Introduction	3
2	Site and Planning History	3
3	The Proposed Development	4
4	Planning Policy Context	5
	National Planning Policy Framework.....	5
	Staffordshire Moorlands Local Plan (2020)	6
5	Planning Considerations	6
	Principle of Development	6
	Visual Impact	7
	Impact on Residential Amenity	7
	Impact upon Highway Safety.....	7
6	Conclusions	8

1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.

2 Site and Planning History

- 2.1 The application site comprises a detached annexe serving Woodbine Cottage, Saltersford lane, Alton.
- 2.2 The application site lies on the eastern edge of the village. Surrounding uses include residential properties to the south and west, and a newly built residential development to the north and east.
- 2.3 The site is currently accessed via a gated entrance off Saltersford Lane.
- 2.4 The annexe was formed by altering and converting an outbuilding pursuant to Planning Permission SMD/2022/0290 dated 22nd July 2022.
- 2.5 The site and its surroundings are shown on the following aerial image.



Figure 1 - Aerial photograph of site

3 The Proposed Development

- 3.1 It is proposed to use the annexe as a separate dwelling.
- 3.2 No internal or external alterations to the annexe are required or proposed.
- 3.3 Two off street parking spaces are to be provided within the garden of Woodbine Cottage. These will be accessed directly off Saltersford Lane.

4 Planning Policy Context

National Planning Policy Framework

- 4.1 Paragraph 2 of the NPPF states that *“applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”*.
- 4.2 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.
- 4.3 Paragraph 12 confirms that the presumption in favour of sustainable development established by the Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that conflicts with an up-to-date local plan should not usually be granted planning permission, and decisions that depart from an up-to date development plan should only be taken if material considerations in a particular case indicate that the plan should not be followed.
- 4.4 Paragraph 131 of the Framework relates to design quality. It states *“The creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

Staffordshire Moorlands Local Plan (2020)

- 4.5 The site lies within the settlement boundary of Alton, which Policy SS8 identifies as a 'Larger Village'. Policy SS8 sets out that within settlement boundaries a range of development is acceptable in principle, including new residential development and the conversion of existing buildings to alternative uses.

5 Planning Considerations

Principle of Development

- 5.1 The site lies within the settlement boundary of Alton, which is one of the District's 'Larger Villages'. Alton contains a range of services and facilities including shops, a primary school, a doctor's surgery and several public houses, which are all accessible from the site via non-car modes.
- 5.2 The proposals would deliver social and economic benefits. In the short term the proposal would make a modest but immediate contribution towards meeting the District's housing needs. This benefit attracts significant weight in the context of a current shortfall. In the longer term occupants of the property could reasonably be expected to use local services and facilities, helping to secure their ongoing viability and retention. The NPPF prescribes significant weight to these economic benefits.
- 5.3 The proposal therefore constitutes sustainable development which accords with Policy SS8 of the Staffordshire Moorlands Local Plan and Paragraph 11 of the National Planning Policy Framework.

Visual Impact

- 5.4 No internal or external alterations to the building are required or proposed. The only operational development associated with the proposals is the formation of two off-street parking spaces accessed off Saltersford Lane. These would have minimal impact upon the character or appearance of the area, and it is also pertinent that they could be provided to serve the existing dwelling under permitted development rights.
- 5.5 The proposals therefore preserve the character and appearance of the surrounding area.

Impact on Residential Amenity

- 5.6 No extensions to the building are proposed, and no new windows or doors are to be installed. The existing ground floor windows on the front and rear elevations do not overlook neighbouring dwellings. The two first floor bedrooms are served by rooflights on the east elevation, which do not overlook neighbouring dwellings. The only openings facing Woodbine Cottage are secondary windows or do not serve habitable rooms. The proposals would not therefore result in an unacceptable reduction in daylight or privacy to neighbouring dwellings.
- 5.7 Both the existing and proposed dwelling retain sufficient private amenity space commensurate with their scale and function.

Impact upon Highway Safety

- 5.8 The proposals involve the creation of a modest two bedroomed dwelling. Two off street parking spaces are proposed, which is commensurate with the scale and

function of the property. The spaces are accessed off Saltersford Lane, which is a lightly trafficked cul-de-sac subject to a 30mph speed limit. The proposals will not therefore prejudice the safe or efficient use of the highway network.

6 Conclusions

- 6.1 The proposals involve the creation of an additional dwelling within the Alton Settlement Boundary.
- 6.2 The proposals would not detrimentally affect the character or appearance of the building or its surroundings.
- 6.3 The development would not detrimentally affect the amenities enjoyed by the occupiers of the existing dwellings or the safe or efficient use of the highway network.
- 6.4 The proposals therefore constitute sustainable development which accord with Policy SS8 of the Staffordshire Moorlands Local Plan, and the National Planning Policy Framework.