

DELEGATED DECISION REPORT

SMD/2025/0023
Valid 10/01/2025

24 SHIRLEY DRIVE
ALTON

**ALTERATIONS AND
EXTENSIONS COMPRISING OF
FIRST FLOOR SIDE EXTENSION,
SINGLE STOREY REAR
EXTENSION AND FRONT PORCH**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Highways

DESCRIPTION OF SITE

Number 24 Shirley Drive is a detached, two-storey dwelling, sitting within a generously-sized, rectangular-shaped, plot of land. The property benefits from an attached double garage, off-road parking and turning space at the front of the house, and gardens to the front and rear. Land levels within the site drop towards the rear boundary. Boundaries are marked by a mix of timber fencing (some brick piers) and hedgerows.

For the purposes of planning policy consideration, the application site lies within the Alton Development Boundary. The application site does not lie within the Alton Conservation Area and there are no listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Permission is sought for a first floor side extension, single-storey rear extension and alterations to the principal elevation including the addition of a porch. The extensions, together with internal alterations, would provide (at ground floor level) the occupants with a home office, pantry, boot room, shower room, utility and a large open-plan kitchen/dining area. The first floor side extension would provide a master bedroom with ensuite. Existing bedroom 4 would be lost, the space used for a dressing room and corridor to access the master bedroom. The existing house is a four bedroom property, the proposals would see the dwelling remaining at four bedrooms. Alterations to the principal elevation would see the construction of an open-sided porch (with pitched roof), a set of inwards opening double doors (principal doorway), and the canopy roof being extended to span the full frontage of the dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS8 Larger Villages Areas Strategy

DC1 Design Considerations
H1 New Housing Development
T1 Development and Sustainable Transport

Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development
2. Space About Dwellings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired
Neighbour consultation period. Expired.

Public Comments

No representations received during the statutory consultation period.

Alton Parish Council

No objections to the application.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 22-Jan-2025

Personal Injury Records

Current records show there were no Personal Injury Collisions on Shirley Drive within 50 metres either side of the property from 30/12/2019 to 29/12/2022.

Background

The property is located on Shirley Drive (Road No. D1357) a D classified road with a speed limit of 30 mph. Shirley Drive serves residential properties, there are footways and street lighting.

Proposal

Alterations and extensions comprising of first floor side extension, single storey rear extension and front porch.

Comments on Information submitted

The proposal is for the construction of a single storey extension to the rear elevation of the property to form a snug, kitchen/dining, utility and shower room. The construction of a first-floor extension to the side of the property will provide a master bedroom with ensuite. Internal alterations will convert the 4th bedroom into a walk in dressing room to the master bedroom. The dining room will become an office and pantry, the existing shower room will be removed to create a larger hall and the utility and WC will be converted into a boot room. A timber frame porch is also proposed to the front elevation of the property. The property will retain 4 bedrooms. The proposal to construct the extension to the rear and side elevations and the porch to the front of the property does not have a detrimental impact on the current parking arrangements, there is sufficient parking within the property boundary (driveway). I have no objection (application number SMD/2025/0023).

Severn Trent Water

Thank you for your consultation.

Having reviewed our statutory sewer records, they demonstrate the following sewer with associated protective strip:

* 150mm diameter foul sewer - with a protective strip of 3m either side of the pipe, thus providing 6m across the diameter to the pipe.

* 225mm diameter surface water sewer - with a protective strip of 3m either side of the pipe, thus providing 6m across the diameter to the pipe.

In the interest of being environmental friendly, encouraging the reduction the of paper, we politely request you direct your client to our website to obtain our application forms:

<https://www.stwater.co.uk/building-anddeveloping/overview/building-over-sewers/>

If they have any enquiries with the application process, they're welcome to contact us via email or telephone building.over@severntrent.co.uk - Tel: 0345 266 7930).

OFFICER COMMENTS

Principle of Development

As the application site is located within the Alton Village Development Boundary there are no 'in principle' objections to a domestic extension. Local Plan policy SS8 identifies Alton as a Larger Village, within which there exists support in principle for a range of developments including residential. All other material planning considerations are discussed below.

Design and visual impact

There are no objections to the design of the proposed extensions. When viewed from the principal elevation, the first-floor side extension does have a subordinate relationship with the existing house; its front wall is set back from the principal wall, the ridge is lower than the existing roof ridge and the highway facing roof slope is broken due to the 'set-back' arrangement.

There are no design concerns in respect of the enlarged canopy at the front of the house. The new door and porch will not harm the appearance of the house, rather they add additional visual interest whilst providing allowing improved use of the inside of the house at this point by means of removing the internal porch.

No design objections are raised in respect of the rear extension. Although the addition would have a flat roof, the area would be broken up by a generously-sized roof lantern, a modern addition which would not look out of place at the rear of the house. Although the rear extension is large it would retain a subordinate relationship with the main building.

There would be wider visual impact from the proposals. In particular the first-floor side extension and porch/canopy alterations will be seen from the public domain, however this is not problematic given that (as previously discussed) the additions are of an acceptable design. The rear extension will have less of a visual impact beyond the application site, mainly restricted to views from neighbouring properties.

Neighbour amenity

The scheme raises no material planning objections in respect of neighbour amenity impact. The alterations to the principal elevation are relatively minor and not close to any shared boundary. The first floor side and ground floor rear additions will not result in any overbearing relationship upon the principal windows of neighbouring dwellings, the plans and site visit showing that no 45 degree amenity angles would be breached.

Highways

The existing house is a four bedroom dwelling. Following on from extension and alteration, the house would remain as a four bedroom dwelling. The Local Plan parking standards require three off-road parking spaces for a dwelling of this size, the proposed scheme does not trigger the requirement for additional parking space to be provided. In any case it is noted that the drive is large enough to accommodate numerous vehicles and there is also a double garage facility.

CONCLUSION / PLANNING BALANCE

It is concluded that the application is acceptable in terms of the principle of development, design, visual impact, neighbour amenity and highways. For the reasons outlined within this report, it is recommended that the application is approved.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 07.03.2025

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council