

DELEGATED DECISION REPORT

SMD/2025/0085
Valid 13/02/2025

1 OLD VICARAGE COTTAGE
DIMBLE LANE
ALTON

SINGLE STOREY EXTENSION
REPLACING AN EXISTING
CONSERVATORY

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is 1 Old Vicarage Cottage, Dimble Lane, Alton, a brick and tile dwelling which occupies a very visually prominent location at the roadside edge. The dwelling benefits from external amenity space including off-road parking provision, much of which is screened by a roadside boundary wall and is at a lower ground level than the highway.

For the purposes of planning policy consideration, the application site is located within the Alton Conservation Area and Alton Village Development Boundary. The application building is not listed and there are no protected trees which need to be considered. The Vicarage Row dwellings to the north are Listed.

PROPOSAL

Planning permission is sought for a single-storey extension to replace a conservatory. The extension would have a rectangular-shaped footprint measuring approximately 4.4m x 6m. The plans indicate that the lower sections of wall would be constructed using stone, with the remaining wall being finished with brickwork. The extension would have a pitched roof, brick chimney and windows and doors within the western elevation facing towards the garden/amenity space. Some windows would be located within the eastern facing wall.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

- SS1 Development Principles
- SS8 Larger Villages Areas Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- T1 Development and Sustainable Transport

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
- 6 Building a strong, competitive economy
- 12 Achieving well-designed places
- 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Press Advert: Leek Post and Times. Expired.

Public Comments

None received during the statutory consultation period.

Alton Parish Council

No objections.

Conservation Officer (SMDC)

The proposal would involve the removal of a modern conservatory to the side elevation and replacement with a single-storey side extension. The extension would be constructed in red bricks and sandstone walling with a pitched plain Staffordshire blue tiles. The proposed form and materials would be more traditional and sympathetic than the existing glazed conservatory and would blend in with the overall vernacular character of the Conservation Area. In addition, the proposed scale and size of the extension would be subservient to the principal dwelling. However, the proposed flue would be quite a substantial feature. Even though this would be situated on the elevation away from the roadside, it would still project approx. 1.2m above the ridgeline of the extension. It would be an industrial feature which would be very prominent within the street scene of the Conservation Area, notably because this would be on a 1-storey extension but also due to the openness of the site to the north. It has the potential to distract from views and appreciation of the Conservation Area and setting of the row of Listed Buildings along Dimble Lane as a result. It would be recommended that this element is either removed or relocated/amended to be more visually discreet.

Conclusions and Recommendations

In summary the principle of the extension would likely be an enhancement to the character and appearance of the Conservation Area and setting of the Listed Buildings as the style and

materials are more in keeping with the historic context. This would comply with s.66 and 72 of the Act, Section 16 of the NPPF and policy DC2 of the local development framework. However, it is considered that there is a degree of harm arising from the large flue proposed which may be a distracting feature to the setting and significance of these designated heritage assets. This would result in 'less than substantial harm' (par.215 of NPPF). It would be recommended that the latter feature is removed from the scheme or amended/relocated to remove or minimise the level of heritage harm.

Notwithstanding the above suggestion, we would recommend the following conditions for any consent granted:

- Before any construction occurs above damp proof course (DPC), a brick and stone sample panel, showing the type of brick and stone, the bond pattern, the coursing and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel details.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

- Before the new roof of the extension hereby approved is installed, a sample or detailed specification of the new roof tiles shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed roof materials.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

- Before the windows and doors for the extension hereby approved are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: Insufficient details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area.

- The ridge, verge and eaves details of the extension shall match the design and detailing of the principal dwelling.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

Officer note

The architect has reviewed the Conservation officer comments and has submitted windows/doors details and an alternative chimney design. The amendments are acceptable. Conditions are still recommended which cover materials, and ridge/verge/eaves details.

Staffordshire County Council Highways: Acceptance

Particulars of Development: Single storey extension replacing an existing conservatory

Location of Development: 1 Old Vicarage Cottage Dimble Lane, Alton

Site Visit: 04/03/2025

Personal Injury Records

Current records show that there was 1 personal injury collision (PIC) on Dimble Lane within 43 metres of the property between 30/12/2019 and 29/12/2022.

Background

The property is located on Dimble Lane (Road No. D1359), a D classification road with a speed limit of 30-mph and streetlights.

Description of Proposal

Single storey extension replacing an existing conservatory.

Comments on Information Submitted

The proposal is for the demolition of an existing conservatory and the construction of a single-storey extension to create a lounge/living area. The current parking arrangement for 2 vehicles remains unaffected by the extension. It is therefore considered the proposal will not have a detrimental impact on the adopted highway. I have no objection (SMD/2025/0085).

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

The application site lies within the Alton Conservation Area as well as being within the confines of the village development boundary. The application property is very visually prominent. The dwelling abuts the highway, with the site being further enclosed by a brick wall which terminates at the vehicular access point. The conservatory to be replaced, sits at a lower land level, and much of it is masked by the boundary wall. The new extension would also partially be masked by the brick wall, much of the roof and proposed chimney would be seen from the public domain.

The original submission proposed a chimney flue, which would have had a black, matt finish. The Conservation officer was concerned that the flue would appear as a visually prominent, industrial feature with the potential to distract from views and appreciation of the Conservation Area and setting of the row of Listed Buildings along Dimble Lane. It was concluded that the flue resulted in 'less than substantial harm.' Following on from receipt of the Conservation officer comments, the flue has now been replaced by a proposed brick built chimney. The amendment is considered to be acceptable. Further details concerning the windows and doors have also been submitted, the Conservation officer opines that these details are also satisfactory. The proposal to use bricks, tiles and stone to match the existing house is welcomed, however one of the recommended conditions relates to securing the bond pattern, and coursing and pointing technique.

Subject to the imposition of conditions and approval of the amended plans, it is considered that the scheme is acceptable in design and visual impact terms and will now not result in harm to the designated heritage asset

Neighbour amenity

There are no issues with regards to neighbour amenity. Whilst there are dwellings surrounding the application site, the separation distances, single storey nature of the proposal and boundary treatments ensure that there are no overlooking and/or overbearing issues. Moreover it will replace an existing conservatory in a similar position. No neighbour representations have been received.

Highways

There are no concerns regarding highways and/or parking impacts. No alterations are proposed to be made to the vehicular access and the extension will not remove any currently available parking space. The County Highways officer confirms she has no objections to the application and no highways related conditions are proposed.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 10.04.2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council