

DELEGATED DECISION REPORT

SMD/2025/0142
Valid 20/03/2025

SHAW HOUSE FARM
CHEADLE ROAD
ALTON

**APPLICATION FOR THE
VARIATION OF A CONDITION
FOLLOWING GRANTED
PLANNING PERMISSION FOR
5 NO. DWELLINGS CREATED
FROM CONVERTING 4 NO. OF
EXISTING BARN BUILDINGS -
VARIATION OF APPROVED
PLANS**

(FULL - MINOR)

MAIN ISSUES

- Design
- Living space and Space About Dwellings

DESCRIPTION OF SITE

From the application form, condition number(s) to which this application relates:

- in accordance with the submitted application, details and accompanying plans reference:

23-12-b3-XX-XX-DR-A-0105 – location plan

23-12-b3-XX-XX-DR-A-0104 – proposed block plan revision C

23-12-b3-XX-XX-DR-A-0106 – site access visibility splay revision A

-01-XX-DR-A-0207 rev C – barn 1 plan and elevations

-02-XX-DR-A-0208 rev C – barn 2 plan and elevations

-03-XX-DR-A-0209 rev C – barn 3 plan and elevations

-04-XX-DR-A-0210 rev C – barn 4 plan and elevations

PROPOSAL

Variation to the approved plans, specifically:

23-12-b3-02-XX-DR-A-0208_RevC_Barn_2_Proposed_A1

23-12-b3-XX-XX-DR-A-0104_RevC_Proposed_Block_Plan_(Q)

The application seeks to substitute the previous approved plans with-
New Plans for Barn 2 as follows:

23-12-b3-02-ZZ-DR-A-0213_RevD_Barn_2_Technical_Plans_(A1)

23-12-b3-02-XX-DR-A-0402_RevB_Barn_2_Pr_Elevations_(A1)

23-12-b3-XX-XX-DR-A-0104_RevD_Proposed_Block_Plan_(Q)

From the application form the stated intention is “to provide PV (Solar Panels) onto the Roof and additional Rooflights. A slight change to the internal layout has also occurred”.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 5 – Delivering a sufficient supply of homes; 8 – Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

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

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2024/0002 – 5no. dwellings created from converting 4no. of existing barn buildings – approved 10.12.2024

DOC/2025/0019 – Discharge of conditions 4, 8 and 9 in relation to DET/2024/0002 – statutory expiry 21.05.2025 – pending

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 17.04.2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Alton Parish Council – no objections

OFFICER COMMENTS

Principle of Development

The principle of the development is confirmed as being acceptable by grant of DET/2024/0002. This VOC application deals specifically with 'barn 2' of the original approved scheme, also referred to as unit 3.

Design

New drawing 0213 rev D illustrates the roof plan arrangement of the solar panels along with a series of three 'conservation style' rooflights on the north westerly elevation. The drawing is put forward as a revision for approved drawing 02-XX-DR-A-0208 rev C – barn 2 plan and elevations.

New drawing 0402 rev B provides revised elevations for this same building. In addition to the roof lights and the solar panels there are some minor changes to the fenestration designs but these do not fundamentally alter the general scale and juxtapositions of those previously approved. Additionally the scheme seeks to include two window openings (WG05 and WG06) on the rear (north westerly) elevation where there are two similar existing windows that were not included in the approved scheme. The re-introduction of these two openings is found acceptable as being consistent with the design approach as approved.

New drawing 0104 D revises the original approved block plan to illustrate the rooflight and solar panels.

Amenity

Some internal room changes alter the status of the windows. All those on the north westerly elevation which looks out over fields are now shown to be 'principal' windows. WG03 on the yard-facing south easterly elevation was a principal window in the approved scheme but would now serve simply a hall.

There are therefore no space about dwellings conflicts in terms of privacy or overlooking as a result of this amended scheme.

CONCLUSION / PLANNING BALANCE

The changes proposed are found acceptable for the reasons discussed in the report in terms of design and amenity and can therefore be recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 14.05.2025

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On behalf of Staffordshire Moorlands District Council