

DELEGATED DECISION REPORT

SMD/2025/0182
Valid 10/04/2025

FAIR HOLME LIMEKILN LANE
ALTON

SINGLE STOREY REAR
EXTENSION TO REPLACE THE
EXISTING CONSERVATORY

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is a semi-detached dwelling known as Fair Holme. The property is orientated to face towards the east, in the direction of the playing field, and has previously benefitted from extension. There is external amenity space, land levels within the rear garden drop towards the rear boundary. Within the rear garden (the area of the proposed extension), boundaries are marked by hedgerows.

For the purposes of planning policy consideration, the application site is located within the Alton Village Development Boundary and Alton Conservation Area. The application dwelling is not Listed. The site forms part of a wider Article 4 area which restricts cladding from being permitted development.

PROPOSAL

A single-storey extension to provide utility room and extended kitchen/living area. The extension would be constructed using Sandtoft 20/20 tiles and brickwork to match the existing house. Glazing would be concentrated to the northern and western facing elevations which would include full-height glazing including concertina-style, glazed doors within the western elevation. A narrow, horizontally orientated, high level window is proposed in the southern elevation.

Due to the land level drop, the scheme proposes a raised walkway which would wrap one corner of the extension, to run along the northern and western elevations. Stairs would allow access to the rear garden.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy

H1	New Housing Development
DC1	Design Considerations
DC2	The Historic Environment
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

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
- 9 Promoting sustainable transport
- 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

No representations received within the statutory consultation period.

Alton Parish Council

No objections.

Conservation Officer (SMDC)

We have undertaken a desk-based assessment of the proposal, including a review of the submitted Design, Access & Heritage Statement and decided that no technical advice is required from Conservation. The development site is within Alton and Farley Conservation Area (which is a designated heritage asset). When considering the impact of a proposed development upon a Conservation Area, the application should be determined in accordance with the duties in s.72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. In addition, great weight should be given the heritage asset's conservation, as stipulated in par.212 of the *National Planning Policy Framework (2024)* and the application determined in accordance with Section 16 of the NPPF and policy DC2 of the local development framework.

Whilst we have determined not to provide technical conservation advice in this case, this should not be construed as a comment in support of the application. This is a strictly neutral comment and does not prejudice any decision made by the Council. If you believe specialist conservation advice is required, please contact conservation@staffsmoorlands.gov.uk

Staffordshire County Council Highways
Recommendation Summary: Acceptance
Site Visit Conducted on: 29-Apr-2025

Personal Injury Collisions

The nearest adopted road is Lime Kiln Lane which is approximately 70m south of the property. There are no Personal Injury Collisions recorded on Lime Kiln Lane within 50 metres either side of the access between 30/12/2019 and 29/12/2022.

Background

The property is located via a private track off Lime Kiln Lane. The track serves residential properties. It appears there is no parking at the site and only pedestrian access, however, the Design, Access and Heritage Statement states that residents park on the village hall carpark and walk to their property via the village playing field.

Description of Proposal

Single storey rear extension to replace the existing conservatory.

Comments on Submitted Information

The proposal is for the existing conservatory to be demolished and replaced with a single storey extension to the rear of the property. The proposed extension will provide an enlarged kitchen and a Utility/WC room. The proposal is considered not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2025/0182).

Note to Planning Officer

Access to the property is restricted with pedestrian access only. It is not clear where parking for the builder's vehicle will take place or where the construction materials and plant will be stored or how they will be transferred to the site. Plant and materials ideally should not be stored on the highway and especially given the nature of Lime Kiln Lane, alternative arrangements should be sought, however, if the highway is to be utilised traffic management (traffic lights or licence to place a skip) will be required. Please follow the link provided for permission and licences. <https://www.staffordshire.gov.uk/Highways/licences/Home.aspx>
Or for further information please email trafficandnetwork@staffordshire.gov.uk.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Alon as a 'Larger Village.' Within the larger villages, a range of developments can be supported (subject to all material planning matters being satisfied). In this instance there are no 'in principle' objections to a domestic development.

Design and visual impact

There are no objections to the proposal in terms of design. Proposed materials could be controlled by way of an appropriately worded condition, and the size of the proposed addition appears to be subordinate in relation to the existing house. Whilst the scheme proposes a lot of glazing, this is not considered to be a problem in design terms, it is at the rear of the property and therefore not impacting upon the appearance of the principal elevation.

Whilst it would be possible for the extension to be seen from surrounding properties, in terms of visual impact upon the wider area, this would be limited. In any case it has already been established that the proposed design is acceptable.

Neighbour amenity

Apart from to the east (due to the presence of the playing field), Fair Holme has neighbouring (domestic) properties to the north, south and west. There are no issues with properties to the west due to the generous separation distance. The attached dwelling to the south (Bella Vista) has a two-storey gable, projecting from the rear wall, the same arrangement as the application property. The rear gables of both dwellings appear to be original. Between the boundary and the rear gable of the neighbouring property, there is a window within the recessed section of wall (the same as the applicants). However due to the size of it, it does not appear to be a principal window. In any case the application is for a rear extension which would replace the existing conservatory. The existing conservatory projects approximately 3m from the rear wall of the house, the proposal is for an extension which projects approximately 3.3m. Although the roof shape would change, it is not considered there would be any greater amenity harm upon the neighbouring window, especially as the neighbour is to the south of the application property. The proposed high-level window will not result in any harmful overlooking towards Bella Vista, in fact the situation would be improved given that there are currently large windows facing the neighbour.

There is concern relating to neighbour amenity impact upon the dwelling to the north, Green Acres. Land levels at the rear of the application site drop towards the rear boundary. The plans label part of the proposal as a 'raised pathway,' which would link the northern side of the extension (door and external amenity area) with the concertina-style doors at the rear and the rear garden (via small set of steps). The proposed extension would not only replace the existing conservatory but would also infill a recessed area to the northern side of the gable, to form a utility. The walkway would therefore bring development closer to the boundary with Green Acres, and with it, the opportunity for overlooking into the rear garden of the Green Acres property. It is noted that Green Acres sits at a slightly lower land level and that whilst there is a boundary hedge, this is not a protected feature and could be reduced in height or removed in its entirety at any time. The concerns have been relayed to the applicant / agent with a suggestion that the path is removed. The agent has responded saying that this would be solely a walkway, allowing access to / from the extension and that there is a separation distance between it, and the boundary. No amended plans have been received. A site visit to the neighbouring property has been undertaken and concerns remain about the potential for overlooking. The comments of the agent are noted; however the pathway has a width of approximately 1.7m to the other edge of the balustrade (balustrade is narrow). This is wide enough to be used as seating space if required. Together with the full-height concertina doors (and extent of glazing on the northern side), and the fact that the extension would provide a large open-plan kitchen/living area, it is possible for the space to be used for socializing space for varying numbers of people which has the potential to be unneighbourly. It is of course not possible to condition the number of users at any one time or indeed the hours of use.

Highways

The application is not proposing additional bedroom space therefore consideration of the Council's adopted parking standards is not necessary. Comments from the County Highways officer can be read in full within the 'Consultations' section of this report. No highway related conditions are requested.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is refused based on the impact upon neighbour amenity.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Jackson

Recommendation Date: 04.07.2025.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council