

DELEGATED DECISION REPORT

SMD/2025/0356
Valid 29/07/2025

24 GLEN DRIVE
ALTON

PROPOSED SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

A two-storey detached dwelling sat within a generously sized plot at the head of one of the three Glen Drive cul-de-sac heads. The property benefits from a detached garage and tiered rear garden where land levels rise towards the rear boundary.

For the purposes of planning policy consideration, the application site is located within the Alton village Development Boundary. The property is not within any Conservation Area and there are no listed building/structures or protected trees which need to be considered.

PROPOSAL

A single storey extension to the rear of the property which would have a centrally positioned roof lantern, and bi-fold doors leading to a rear patio. The roof would have a very slight downwards slope in the direction of the boundary with number 25 Glen Drive. Some excavation of the garden area would be required. The plans show the rear extension would be used as a dining room. Other internal alterations would see the living room and kitchen become open-plan (which would lead to the dining room extension), an internal door between the lounge and (current) dining room would be sealed to keep the living room separate from the open-plan area. A set of bi-fold doors would be inserted into the side wall of the house. The extension would be constructed using matching brickwork.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy
DC1	Design Considerations
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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

78/04885/OLDDC Repositioning of plot numbers 6,7,20,21,22 26-32 with change of house types on plots 35,36 37. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments

No representations received.

Alton Parish Council

No objections.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 06-Aug-2025

Notes to Planning Officer

Application is for single storey side extension. Application is effectively a dining room on the side of the dwelling. This does not affect parking provision or parking requirement. Access is as existing and is unaffected by this proposal. No highway objections.

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Alton as a Larger Village within the Local Plan (policy SS8). Within the larger villages, a range of developments can be supported in principle (subject to all material planning matters being satisfied). There are no 'in principle' objections to this proposal.

Design and visual impact

No objections in respect of design. The extension is subordinate in size to the existing house, simply sitting at the rear of the property and not having any adverse visual or physical harm upon the original building. The extension would have a very shallow sloping roof with the lower side being that which is closest to the boundary with number 25 Glen Drive. Whilst pitched roofs are generally preferred (this doesn't seem to be a workable option here due to the presence of the upper floor rear windows), this scheme would have a modern appearance to it due to the inclusion of a glazed roof lantern. The

matching brickwork is welcomed and there are no concerns regarding the proposed use of grey aluminium window and door frames.

It is likely that the extension will be seen from within the grounds of the neighbouring house, number 25 Glen Drive however, visual impact beyond the application site would be extremely limited due to the raised rear garden arrangement and the hedgerow and timber fencing boundaries. In any case, this is a simple application for a householder development within a well-established residential area.

Neighbour amenity

No issues with the dwelling known as Gancy Croft to the west due to the boundary hedgerow, and particularly the separation distance between it (Gancy Croft) and the proposed extension. Dwellings to the north and south are further away from the application property and therefore there are no concerns in respect of neighbour amenity impact upon those properties.

The dwelling closest to the application site is number 25 Glen Drive which is also a two-storey, detached dwelling. The Councils' adopted Supplementary Planning Guidance, 'Space About Dwellings' provides guidance regarding matters such as separation distances between developments (new and existing). Relevant to this application is the section which relates to 'Daylight' where it states;

'Extensions or new buildings that are to be sited close to (or at right angles to) the principal windows of existing properties must be designed so that there is no obstruction to daylight beyond; a) the horizontal angle of 45 degrees measured on plan view from the mid-point of the nearest principal window of an adjacent property.'

The architect has provided a drawing to show the 45-degree angle relationship with the neighbouring patio window. Measured on plan view, the extension slightly breaches the 45 degree horizontal angle by approximately 20cm and is therefore minimal. The proposed flat roof is better in terms of neighbour amenity impact than a pitched / sloping one. Based on the simple design, low ridge height and only marginal breach of the 45 degree angle, it is concluded (on balance) that there are no material planning objections to the proposal in terms of neighbour amenity impact.

Highways

The application is not proposing additional bedroom space; therefore, consideration of the Local Plan parking standards is not triggered. The County Highways officer has reviewed the scheme and confirms there are no highways objections.

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: 23.09.2025.

X *Jane Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council