

DELEGATED DECISION REPORT

SMD/2025/0386
Valid 22/08/2025

**GRANVILLE LIMEKILN
LANE
ALTON**

**TWO STOREY REAR
EXTENSION TO PROVIDE
ADDITIONAL BEDROOM AND
TO ENLARGE GROUND
FLOOR ACCOMMODATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Development within a Conservation Area

DESCRIPTION OF SITE

The site consists of a two-storey semi-detached brick dwelling and its associated curtilage. The site appears to have been previously extended with a flat roofed brick rear extension, although there is no planning history for this. The site is in the centre of Alton in an elevated position adjacent to the recreational field, although the site is not visible from Smithy Bank due to the degree of separation. The site has no parking or vehicular access and is accessed via a footpath from Limekiln Lane, and is within the Alton Development Boundary. The site is also in the Alton Conservation Area.

PROPOSAL

The application seeks permission for a two-storey rear extension and single storey rear lean to, finished in brick to match the existing. The design of the extension is broken into two gables and staggered, as to allow for a 45-degree line from the neighbouring rear window.

Revised plans were agreed, which removed a two side elevation to the extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS8 Larger Villages Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139, 207 – 221.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places, 16 – Conserving and enhancing the historic environment.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: Expired

Public Comments

No comments received.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The site is within the Alton Development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. For a development to be considered appropriate in terms of its size and massing, the Council would universally expect to see extensions subordinate to the dominance of the original building. The proposed development is set down at the roof ridge and eaves from the host dwelling, and is comprised of two separate gables. This allows each gable to be set down and of a width suitable to the property which then allows for an appropriate roof pitch in keeping with that of the host dwelling. The side elevation will be blank, as to protect neighbour amenity, and the rear elevation of the main gable will feature a large folding glass door at ground level, and a Juliet balcony at first floor level. While these are modern design elements, as discussed below in the Heritage section of this report, they are considered acceptable in terms of design in a Conservation Area due to the extension not being a prominent feature. Therefore, the proposal is acceptable in terms of design.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is bounded by Bella Vista to the north, High View to the south and Rock House and Rose Cottage to the east, both of which are Grade II Listed. The proposed development is not considered to have an unacceptable impact on the amenity of neighbours due to the degree of separation from Bella Vista, Rock House and Rose Cottage, and the fact that there is no breach of the 45-degree line from High View and as the site is to the north, no overshadowing or loss of light.

In regards to overlooking, the impact on Rock House and Rose Cottage was assessed due to them being at a lower level, however as these properties are so close to the sharp rise in the ground level and Granville is set back with a long garden, it is not considered that there would be a direct line of sight, and even with the 3.9 metre extension factored in, the degree of separation is still above the 22 metre minimum for rear facing windows. Therefore, the proposed development is acceptable in terms of amenity.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development can accommodate the required vehicular parking, in line with Appendix 2. The site has no parking provision, and is only accessible on foot. Therefore, the proposal would have no impact on highway safety.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. All applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding listed buildings. S.66 (1) and (2) states the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty of local planning authorities in respect to determining applications regarding conservation areas. S.72 (1) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The site is within the Alton Conservation Area, and backs on to two Grade II listed buildings. As the Heritage Statement points out, the site itself is relatively modern and of no historic interest itself, and therefore does not necessarily add to the historic context of the CA. However, the proposed rear extension would not be a prominent feature in the CA as it would not be easily visible from Smithy Bank nor the recreation field and only glimpse views would be visible from small sections of the rec field. This is due to the fact the site is set at a much higher level than Smithy Bank, and the house is semi-detached. Notwithstanding this, the proposed development is of good design and is in keeping with the host property and surrounding area and would not feel out of place in the locality as other houses in this row of semi's have been extended to the rear. Therefore, the proposed development is acceptable in terms of heritage and conservation.

CONCLUSION / PLANNING BALANCE

On balance, the proposed development considered to be of good design which is in keeping with the host dwelling and surrounding area, and it also complies with all relevant national and local policy in terms of design, amenity, heritage and highway safety. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Reuben Berriman
Recommendation Date: 21/10/2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council