

DELEGATED DECISION REPORT

SMD/2025/0488
Valid 24/11/2025

24 GLEN DRIVE
ALTON

VARIATION OF CONDITION 2
RELATING TO SMD/2025/0356

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

A two-storey detached dwelling sits within a generously sized plot at the head of one of the three Glen Drive cul-de-sacs. The property benefits from a detached garage and tiered rear garden where land levels rise towards the rear boundary. Building works have commenced, implementing planning approval SMD/2025/0356 (single storey rear extension).

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 buildings/structures or protected trees which need to be considered.

PROPOSAL

The application is made to vary the plans condition (number 2) of approval SMD/2025/0488. Previously the excavated area would have accommodated the proposed rear extension as well as provide for a level external area to the front of the dining room conservatory doors. The change of plans would see the extension proposal remain the same, but the area of excavated land being enlarged, nearer to the rear boundary. Retaining gabion walls having a height of approximately 1m – 1.3m would be used. The plans show that the lowered ground level would be garden land.

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

SMD/2025/0356 Single-storey rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice. Expires 23.12.2025.
Neighbour consultation period. Expires 18.12.2025.

Public Comments

No representations received during the consultation period.

Alton Parish Council

No representations received during the consultation period.

Staffordshire County Council Highways

Recommendation Summary: Acceptance
Site Visit Conducted on: 10-Dec-2025

Notes to Planning Officer

Application is to vary condition 2 of SMD/2025/0488 which was for single storey side extension. Proposal effectively alters the garden area. 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). It is noted that this application relates to SMD/2025/0356, approval for a rear extension which has been implemented. There are no 'in principle' objections to this proposal.

Design and visual impact

No issues in terms of design or visual impact. The lowered ground would be a lawn area. The gabion retaining walls appear to have a proposed height of between 1m – 1.3m. There is nothing unusual about the proposed lawn and gabion wall arrangement. Views of the garden arrangement may be possible from the neighbouring dwelling, however this is of no concern.

Neighbour amenity

No issues. No impact upon neighbouring dwellings.

Highways

No highways issues as the proposal relates solely to garden excavation works. The Highways officer's comments can be read in full within the Consultations section of this report but there are no objections and no recommended highways related conditions.

CONCLUSION / PLANNING BALANCE

This is a simple application for amendments to the approved garden arrangement (an extended excavation area). There are no 'in principle,' design, visual impact, neighbour amenity or highways objections to the scheme, therefore conditional approval is recommended.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 23.12.2025.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council