

DELEGATED DECISION REPORT

SMD/2026/0119
Valid 13/03/2026

ASH GROVE TYTHE BARN
ALTON

**CHANGES TO FRONT
ELEVATION INCLUDING NEW
PORCH, WINDOWS AND
RENDER FINISH**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The site comprises a detached brick, render, stone clad and tile dwelling and its associated curtilage, situated in the Alton ward. The site is within the Alton Development Boundary, where development is encouraged. Also, the site is within the Churnet Valley Masterplan Boundary, where rural regeneration of an appropriate nature is encouraged. Ashdene is located North-East of the site and Zareeba, is situated to the South-West. The rear curtilage of the site adjoins the rear curtilages of No. 23, Hill View No. 25 and No. 27 Shirley Drive to the North-West, as well as the curtilage of The Old Farmhouse, No. 4 Pearis Drive to the North. The Tythe Barn highway runs adjacent to the site to the South.

It is noted that a number of properties within the street scene have been extended and altered; however the established character of the street has been retained.

PROPOSAL

The proposed development comprises of a series of alterations to the principal elevation of the dwelling. These alterations include:

- A new oak framed porch canopy extension with roof tiles to match the existing dwelling.
- The addition of pitched roof features above the two front facing first storey windows.
- Replacement UPVC casement windows finished in a cream / mushroom colour to match the existing stone.
- A new Ivory rendered finish at first storey level.
- The removal of old solar panels from the existing roof of the single storey outrigger.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Areas Strategy
SS11 Churnet Valley Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions
Part 7 – Details and Materials

Staffordshire Moorlands Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/1099 – Extension to form larger kitchen, garage, utility and bedroom.
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 18/04/2026
Neighbour consultation period ends: 17/04/2026
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

No comments have been received from Alton Parish Council.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

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. A concentrated focus on future growth is to be directed to larger settlements, including Alton. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS8, new development should be directed to the most sustainable locations. The site lies within Alton, which constitutes a larger village within the Staffordshire Moorlands. The Larger Villages Areas Strategy is based around areas where a focus of new development will be directed, with the aim of ensuring that all development enhances the character and appearance of the settlement.

The proposed site is within the Development Boundary, thus the proposed works are acceptable in principle, subject to conformity with other relevant national and local planning policies. The main issues which need to be considered as part of the assessment of the proposed works include design, amenity and highway safety.

Design

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions and alterations should harmonise with the parent building. Extensions should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Paragraphs 131 and 135 of the NPPF outline what is expected in terms of good

design and that development must be of high quality and provide for a high standard of amenity for existing and future users.

As per paragraph 7.8 the Staffordshire Moorlands Design Guide SPD, *“doors are an important feature, particularly to a front elevation.”* Paragraph 7.13 goes on to state that *“as a general principle, the design of new buildings should avoid ornamentation or over-fussy detailing. There is however still scope for variety... it is the details of... the nature of the door surrounds... that create this interest”*. The proposed oak framed porch would be located in the centre of the existing single storey outrigger on the principal elevation of the dwelling. It is considered that the proposed porch canopy would add more feature to the dwelling, creating a focal point of interest over the front door on the principal elevation. Furthermore, similar single storey projecting gable porch extensions are present amongst the surrounding street scene, namely at Fairfield, Tythe Barn and The Hawthorns, No. 8 Tythe Barn. Thus, the proposed oak framed porch canopy is considered to contribute a positive feature of design to the dwelling and remains characteristic of the surrounding streetscape.

Notably, a number of dwellings amongst the streetscape have gable features on their principal elevations, including Fairfield, Tythe Barn. Thus, the addition of two gable features into the principal roof plane of the dwelling would be characteristic of the surrounding streetscape. Furthermore, the addition of these gable features adds more aspect and character to the simple appearance of the existing dwelling, thus enhancing its appearance.

As part of the proposed works, the existing bay windows would be replaced with flush uPVC casement windows in either a cream or mushroom colour. Cream / mushroom coloured windows would be of a similar appearance to the existing windows of the dwelling and surrounding dwellings amongst the street scene. Therefore, this alteration is considered acceptable.

The proposed removal of the solar panels on the roof plane of the single storey outrigger on the principal elevation of the dwelling would be considered a design improvement to the dwelling. The removal of the solar panels and presence of roof tiles in their place would be more characteristic of the appearance of the roof of the host dwelling.

Materials used in the construction of the proposed development would harmonise with those used in the construction of the existing dwelling, as well as from surrounding dwellings in the area. Oak framing, Ivory render, grey plain clay tiles and cream / mushroom uPVC would be used in the construction of the proposed extension / alterations. The proposed new Ivory rendered finish at first storey level would be of a similar appearance to the existing Ivory rendered finish at first storey level. Therefore, the materials which would be used are considered appropriate in relation to the existing dwellinghouse, as well as the surrounding street scene.

Overall, the proposed porch extension and alterations are considered to enhance and improve the appearance of the dwellinghouse. Thus, the proposal by virtue of its size, scale and use of materials maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policy DC1 and section 12 of the NPPF in this regard.

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 application site is bound by Ashdene, Tythe Barn to the North-East and Zareeba, Tythe Barn is situated to the South-West. The rear curtilage of the site adjoins the rear curtilages of No. 23, Hill View No. 25 and No. 27 Shirley Drive to the North-West, as well as the curtilage of The Old Farmhouse, No. 4 Pearis Drive to the North. Assessment of amenity impact will therefore be required on the direct neighbouring dwellinghouses to the sides and rear of the site.

There would be no breach of the 45 degree line from the proposed oak framed porch canopy to the closest glazed fenestration on the principal elevations of Ashdene, Tythe Barn or Zareeba, Tythe Barn. All other proposed alterations run flush with / fit within the principal elevation / roof plane of the dwelling. Therefore, it is clear that no light amenity impact would occur for any of these neighbours. The proposed works do not include the addition of any new glazed fenestration, thus the privacy amenity of these neighbours would not be negatively impacted.

The proposed extension and alterations would be on the principal elevation of the dwelling. As the neighbours at No. 23, Hill View No. 25 and No. 27 Shirley Drive and the neighbours at The Old Farmhouse, No. 4 Pearis Drive adjoin the rear curtilage of the site, it is clear that no light or privacy amenity impact would occur for these neighbours, in the form of overshadowing, overbearing impact or overlooking.

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 does not lead to an increase in on street parking.

The proposed porch extension and alterations would not increase the number of bedrooms of the dwelling. Thus, it is clear that the correct number of parking spaces will remain in place for the number of people inhabiting the dwellinghouse. Furthermore, the available parking for the dwelling would not be compromised, in compliance with Policy T1.

Thus, the proposed development would have no impact on highway safety, in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above, the application is recommended for approval. Due to the application having no adverse effect upon the character of the host dwelling, wider area, neighbour amenity and no overall impact on highway safety, it is deemed acceptable under planning policy. Overall, the proposed extension and alterations are considered to enhance and improve the appearance of the dwellinghouse. Therefore, the proposed development is recommended for approval, subject to compliance with all conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 28/04/2026

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council