

DELEGATED DECISION REPORT

SMD/2026/0103
Valid 06/03/2026

8 THE HAWTHORNS TYTHE
BARN
ALTON

PROPOSED REMOVAL OF
EXISTING CONSERVATORY
AND REPLACEMENT SUN
ROOM EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application relates to a semi-detached, hipped-roof dwelling within a linear pattern of development to the southern side of Tythe Barn. It sits within the Alton Village Development Boundary.

The property itself has previously extended via a two-storey side extension, a rear single storey conservatory and log store that sits closest to the adjoining neighbour's boundary fence; due to the land levels within the site, the property is a metre higher than the rear garden.

The property also benefits from a driveway that is set back from the main road and a sizeable rear garden that slopes downwards the rear boundary. The curtilage backs onto open countryside falling within the Green Belt.

PROPOSAL

Planning permission is sought for a brick-built single storey rear extension. The proposal will replace the existing conservatory and extend out 4.4m from the rear elevation of the property; It will project no further than the existing patio that sits elevated from the lawn/ garden space. The extension will have a width of 4.7m and a pitch height of 3.3m and eaves height of 2.1m.

The extension will use materials that match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS8 – Larger Villages Area Strategy

DC1 – Design Considerations

T1- Development and Sustainable Transport

Section 12: Achieving well-designed places

SMD/1989/1219	Extension to form lounge and car port with 4 bedrooms over	Approved
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Site Notice expiry date: 24/04/26
Neighbour consultation period ends: 3/04/26

Neighbour comments	No representatives received
Alton Parish Comments	No comment
Staffordshire County Council Highways	No objection

Principle of Development

Policy SS8 identifies Alton as one of the district's 'Larger Villages' where there is support for a range of developments including meeting local housing need and enabling small-scale development. There are no 'in principle' objections to this application subject to all other material planning considerations being satisfied.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The proposal involves demolishing the existing rear conservatory and constructing a single storey rear extension in its place to provide a sunroom. The extension is a sympathetic replacement that will be marginally higher, wider and longer than the conservatory without appearing bulkier against the host dwelling that is considerable large. It will also utilise the existing space more effectively as the build will be better insulated in brick and tiles, materials that will match the existing which is visually appealing than its predecessor.

The extension will not be visible from the public street-scene as it is located to the rear in the enclosed garden where views would be limited to nearby neighbours. Therefore, the street-scene will not be affected.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Impact to neighbouring amenity

Policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The main neighbouring property that this proposal would impact upon is the neighbouring property at 9 Tythe Barn, west of the site. The rear log store which sits to the far east of the property will remain in situ and block views of the proposed extension from the adjoining neighbour at 7 Tythe Barn. To the south, the site is bounded by open views of the countryside.

The extension will be wider and extend along the edge of the dwelling which inevitably be closer to the adjacent neighbour at no.9 Tythe Barn by a marginal 0.9m. However, due to the generous separation distances involved (at least 11m), existing 2m high boundary fence that screens neighbouring views together with no primary windows along the neighbour's side elevation, it is not considered to have any overbearing impact upon the neighbour's amenity. The site visit clarified that the neighbours windows that face the applicant's property serves a landing windows on the first floor and, kitchen, bathroom and hallway window on the ground floor.

Taking the above into account, this application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Highway Safety

Policy T1 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking provisions.

The application does not propose the addition of any bedroom space and therefore consideration of the Local Plan parking standards is not triggered. It is noted that the rear extension will not reduce the amount of onsite parking. County Highways has raised no objection noting it does not adversely affect the current parking arrangement. This application is therefore considered to be in accordance with Section 9 of the NPPF and Policy T1 of the Local Plan.

CONCLUSION

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the neighbouring properties. Accordingly, the application is in accordance with the NPPF and the Local Plan. It is therefore recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 22/04/26

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council