

DELEGATED DECISION REPORT

SMD/2026/0214
Valid 29/04/2026

5
THE HURSTONES HURSTONS
LANE
ALTON

**REPLACING THE EXISTING
CONSERVATORY WITH A SINGLE-
STOREY MODERN REAR
EXTENSION, ALONG WITH THE
REMOVAL OF THE FRONT PORCH
AND THE CONSTRUCTION OF A
MINOR SIDE EXTENSION TO THE
GARAGE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design and visual impact (Heritage and character and appearance)
- Neighbour amenity
- Highways

DESCRIPTION OF SITE

Number 5 The Hurstones is a two-storey, brick and tile built, semi-detached dwelling with a rear conservatory extension and a detached garage. There is off-road parking and a good-sized garden and patio area on the northern side of the house.

For the purposes of planning policy consideration, the application site is located within the Alton Village Development Boundary and Alton Conservation Area. The site is also within an area which covered by an Article 4 direction (removing Permitted Development Rights for the cladding of walls and dwellinghouses in the Conservation Area) and is within the Churnet Valley Masterplan Boundary.

PROPOSAL

A single storey rear extension, constructed in brickwork, with a parapet wall behind which there would be a liquid plastic flat roof with aluminium capping. The new extension would provide a kitchen area, it would have two roof lanterns, three separate windows and outwards opening glazed doors leading to the garden/patio area.

The garage and the small, attached store are to be extended to increase their width. The plans do not specify in writing what the wall building materials would be, however the elevation drawings indicate brickwork. The plans do confirm that the roof would be finished with liquid plastic.

Finally, a small, painted blockwork porch on the front/side elevation is to be removed. A door is to remain in this location with steps leading up to it.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

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

DC2	The Historic Environment
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Alton and Farley Conservation Area Appraisal.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

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
- 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

78/05636/OLDDC	Single storey extension. Approved.
83/12385/OLDDC	Second storey extension to form bedroom. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.
Leek Post and Times. Expired.

Public Comments

No representations received within the statutory consultation period.

Alton Parish Council

No objections.

Conservation Officer

First consultation response..

Summary of Significance

The Alton and Farley conservation area was designated for its Anglo-Saxon and medieval origins. Alton retains many of the expected features of a planned medieval settlement which would have accompanied the medieval castle. However, few medieval buildings survive, many replaced by mid-

18th and 19th century buildings. The character of buildings in Alton village is diverse with red brick and sandstone being the predominant building material.

5 The Hurstons is a mid-to-late 20th century dwellinghouse of red brick. The dwelling is part of a small residential development which forms The Hurstons.

Assessment and Impact

The application seeks consent to demolish the existing rear conservatory and construct a single storey rear extension, with a flat roof and dark timber cladding. The proposal also includes an extension to increase the width of the existing garage and remove the existing front porch. The impact of each proposed element has been assessed below:

Rear Extension

The proposed rear extension will be a flat roofed rear extension with dark timber cladding. Timber cladding is not characteristic of the Alton and Farley conservation area, nor is it characteristic of the host dwelling. Para 7.28 of the Staffordshire Moorlands Design Guide SPD (2018) confirms that vertical timber boarding is not characteristic of domestic properties within the Staffordshire Moorlands. Red brick to match the host dwelling would be more appropriate for use within the conservation area.

Removal of Porch

It is proposed to remove the rendered porch from the front of the property. The existing porch projects beyond the side elevation of the dwelling, and as such appears awkward against the host dwelling. As such there are no heritage objections to its removal.

Garage Extension

It is proposed to widen the existing detached garage. The garage will remain subordinate to the host dwelling, as such there are no heritage objections to widening the garage.

Legislation and Policy

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (NPPF) 2024

In determining applications, local authorities should take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, the desirability of new development making a positive contribution to local character and distinctiveness (par.210). Where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (par.215).

Local Development Framework

Consideration should also be given to the following documents and local development framework policies:

- Staffordshire Moorlands Local Plan (Adopted 2020) – DC2 The Historic Environment
- Alton and Farley Conservation Area Appraisal (Adopted February 2008)
- Staffordshire Moorlands District Council Design Guide SPD (Adopted February 2018)

Conclusions and Recommendations

In summary, there are no heritage objections to the proposed removal of the existing porch, or the widening of the existing detached garage. However, the use of dark timber cladding for the rear extension is inappropriate within the conservation area. The proposed materials should be altered to be in keeping with the character and appearance of the conservation area as outlined above.

Second consultation response following receipt of amended plan.

I have now reviewed the attached revised plans. The revised plans and use of materials are more suitable to the character of the conservation area. As such there are no further heritage objections subject to use of materials to match the host dwelling.

Staffordshire County Council Highways

No objections.

Site Visit Carried Out on 18/05/2026.

Background

The property is situated on The Hurstones, a private no-through road serving residential dwellings. It is a narrow track without footways or street lighting. The property currently benefits from an existing garage; however, with minimum internal dimensions of 2.5m in width and 5.7m in length, it does not comply with the Staffordshire Moorlands Parking Standards.

Description of Proposal

Replacing the existing conservatory with a single-storey modern rear extension, along with the removal of the front porch and the construction of a minor side extension to the garage

Comment

The proposal is for the demolition of the existing conservatory and the construction of a single storey extension. The extension will be constructed to the rear elevation of the property and create a new kitchen. The proposal also includes the removal of the existing porch, the conversion of the existing kitchen into an entrance hall and an extension to the side of the garage. The minimum internal dimensions of the garage will be 3.4m by 5.7m long, this does not meet with Staffordshire Moorlands Parking Standards which state the minimum dimensions for a single garage should be 3m wide by 6m long.

The removal of the porch would create additional parking space, benefiting the occupants. It is considered that the proposed development would not result in any detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2026/0214).

OFFICER COMMENTS

Principle of Development

Local Plan policy SS8 identifies Alton as a 'Larger Village' within the Local Plan. Within the larger villages, a range of developments, including residential, can be supported in principle (subject to all material planning matters being satisfied). The following report considers all of the relevant planning matters.

Design and visual impact (Heritage and character and appearance)

Officers initially raised concerns about the proposed wall materials of the rear extension. The initial plans showed walls of vertical black colour cladding. The cladding wasn't acceptable, it is not supported by design guides and is particularly unacceptable within a Conservation Area. The architect was informed of these concerns, an amended plan has now been received which confirms a change to matching brickwork. The elevations plan now being considered is drawing number 012 Revision E.

Proposed matching brickwork for both the rear extension and garage is acceptable and this can be secured by an appropriately worded condition. The garage extension is simple, it retains the flat roof character of the existing structure and once extended it will not be significantly sized, just large enough to accommodate a single vehicle and provide some storage space at the rear. The garage is easily seen from the road at the front of the house, however visual impact is of no concern, there is already a garage in situ and the alterations to it are modestly sized.

Now that matching brickwork is proposed, the design of the rear extension is much improved. Although the roof looks a little high, it is noted that this is due to the presence of the parapet wall. The

overall size of the addition is acceptable, it is a modestly sized structure, and it is borne in mind that it is to replace an existing conservatory addition. The Conservation officer has received the amended plans and now has no objections to the scheme. In terms of visual impact, the extension will be seen from at least one immediate neighbouring property. Parts of the rear extension may be seen from elsewhere, however given that this is now an acceptable design, the resultant visual impact is not of any concern.

No design or visual impact concerns regarding the removal of the porch. The porch extends beyond the side wall of the house, this together with its painted blockwork walls results in a structure which is not characteristic of the existing dwelling. Removal of the porch will not harm the character/appearance of the house and the Conservation Area within which it sits.

In conclusion, there are no design and/or visual impact concerns relating to any part of the proposal.

Neighbour amenity

The rear extension, whilst being visible from neighbouring property, is not an issue in respect of being overbearing. The extension is replacing a conservatory addition and would be situated away from the shared boundary. Measured on plan view the replacement extension will not breach the 45-degree horizontal amenity standard when measured from the nearest rear window of the attached dwelling. There are no amenity concerns in respect of the dwelling to the south-west given the separation distances involved and the fact that both properties have garages between the side walls of the houses and the shared boundary.

The garage extension brings the building closer to the boundary with number 4 The Hurstones. This is not an issue as the garage serving number 4 sits close to the boundary, dividing the neighbouring dwelling from the enlarged garage.

No neighbour amenity issues in respect of the porch demolition.

Highways

No objections from the County Highways officer and no recommended conditions. The Highways officer notes that the new garage would not comply with parking standards in terms of size (footprint). The garage extension is at the side and will use space which is not currently available for parking due to the proximity of the property boundary line. The inclusion of this space will improve parking opportunities at the property.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report, it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson

Recommendation Date: 30.06.2026.

X *Jane Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council