

## DELEGATED DECISION REPORT

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HPK/2017/0032  
Valid 24/01/2017

52 STARCREST ELMOR  
LANE  
WHALEY BRIDGE

PROPOSED LOFT  
CONVERSION INCLUDING  
RAISING THE ROOF, A REAR  
EXTENSION AND 2 DORMERS  
TO THE PRINCIPAL  
ELEVATION TO CREATE  
FIRST FLOOR LEVEL AND  
REAR PATIO.

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Principle of development
- Design/impact on the street-scene and character and appearance of the area
- Impact on residential amenity
- Highway safety
- Sustainability

### DESCRIPTION OF SITE

The property to which the application relates is a detached bungalow constructed of stone walls under a tiled roof. There are gardens to the front and rear and hard-standing down one side of the house. Access is off Elnor Lane.

The application site lies within the built up area boundary and 'settled valley pastures' landscape character area, as defined in the Local Plan, and is within the CELF Parish Neighbourhood Plan area.

There are residential properties to the north, south and west of the site and open countryside to the rear.

### PROPOSAL

It is noted that revised plans have been received, which were requested to a) improve design and b) alleviate neighbour amenity issues. The proposal now seeks full planning permission for a proposed loft conversion including raising the roof, a rear extension and 2 dormers to the principal elevation to create first floor level and a rear patio.

### PLANNING POLICIES, GUIDANCE AND OTHER MATERIAL CONSIDERATIONS

High Peak Local Plan Adopted April 2016

S1 – Sustainable development principles  
S1a – Presumption in favour of sustainable development  
S2 – Settlement hierarchy  
S6 – Central sub-area strategy  
EQ1 – Climate change  
EQ6 – Design and place making  
CF6 – Accessibility by public transport

SPD - Buxton Design and Place Making Strategy  
SPD - Residential Design (SPD 2)

CELf Parish Neighbourhood Plan 2013-2028

### **National Planning Policy Framework**

- Ministerial foreword
- Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- 1 Building a strong, competitive economy
- 4 Promoting sustainable transport
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change

### **National Planning Practice Guidance**

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 28.02.2017  
Neighbour consultation period ends: 23/02/2017  
Press Advert: No

#### **Public Comments**

None received (though the Officer has spoken with the occupants of both neighbouring properties).

### **Derbyshire County Council Highways**

No objections, subject to providing 3 No. appropriate off street parking spaces.

### **Whaley Bridge Town Council**

No objections.

## **OFFICER COMMENTS**

### **Principle of Development**

As noted above, the site lies within the built up area boundary, as defined in the Local Plan, and there are neighbouring residential properties to the north, south and west. Within the context of Local Plan policies the principle of the proposed development is acceptable.

### **Design/impact on the street-scene & character and appearance of the area**

As noted above, revised and additional plans have been received, one of the key reasons being to improve design. Significant changes were made and as a result re-consultation was undertaken.

The proposal now comprises raising the roof height by approx. 1m from 4.9m to 5.9m. A 'two-storey' gable extension is provided at the rear (approx. 2.5m deep). 2 No. dormer windows are to be inserted on the front roof-slope. There are changes to the rear fenestration due to the associated extensions, a Juliet balcony is provided at 'first-floor' level on the rear, and a raised decking area is provided at the rear of an existing single storey extension. The proposals also include blocking up a window on the side elevation of the existing single storey extension (to improve neighbour amenity).

The proposed external materials are stone walls to match existing and slate roof to match existing.

It is noted that the neighbouring properties immediate either side of the application dwelling are both two-storey and that there are other properties on the street with front dormer windows.

It is considered that the size, scale, siting, design and materials of the proposed development have an acceptable relationship with the host dwelling and an acceptable impact on the street-scene & the character and appearance of the area. As such, the proposed development is considered to comply with the design tenets of Local Plan policies S1 and EQ6, the Design SPD and section 7 of the NPPF.

### **Impact on residential amenity**

The revised plans partly removed a roof terrace from the proposals. Given that an area of flat roof will remain above an existing single storey extension it is recommended a condition be attached to any approval preventing use as a terrace.

As noted above, a window is to be blocked up on the northern facing side elevation of the existing extension to partially improve amenity.

A panel of fencing is to be increased in height slightly to ensure amenity is not significantly harmed due to the proposed decked area.

The French doors and Juliet balcony at first floor level are considered not to have any greater impact on amenity than windows.

Although the building will be increased in height, and a two storey element will be added to the rear, given the modest length of it's projection and having regard to the distances to boundaries no loss of light to the principal windows in either of the neighbouring properties is anticipated.

With the amendments that have been secured and appropriate conditions it is considered that the proposed development has a limited and acceptable degree of impact on residential amenities. As such, the proposal accords with the amenity tenets of policies S1 and EQ6 of the Local Plan and bullet point 4 of para. 17 of the NPPF.

### **Highway Safety**

The existing bungalow has 1 No. bedroom. The proposed development would result in the property having 2 No. bedrooms. It is considered that there is sufficient space within the site for off street parking and a condition could be attached to any approval for detail of on site parking to be provided and implemented.

It is considered that there are no highway safety issues arising from the application. Therefore the proposal complies with Local Plan policies CF6 and S1 and section 4 of the NPPF.

### **SUMMARY/SUSTAINABILITY/PLANNING BALANCE/CONCLUSION**

Bearing all the above matters in mind, the proposed development is considered to be a sustainable form of development that accords with Local Plan policies S1 and S1a (sustainability) and all other relevant Local Plan policies. Therefore the application should be approved without delay, in accordance with para 14 of the NPPF.

**OFFICER RECOMMENDATION:      APPROVE**

**Case Officer: John Williamson**  
**Recommendation Date: 20/04/2017**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**

