

DELEGATED DECISION REPORT

HPK/2017/0243
Valid 09/05/2017

DANEHEY COMBS ROAD
CHAPEL-EN-LE-FRITH

DEMOLITION OF SINGLE STOREY GARAGE, AND CONSTRUCTION OF SIDE EXTENSION INCLUDING ROOM IN THE ROOF, SINGLE STOREY DOUBLE GARAGE. DEMOLITION OF REAR FLAT ROOFED KITCHEN, GARDEN ROOM AND COVERED TERRACE AND CONSTRUCTION OF REAR EXTENSION WITH ROOM IN THE PITCHED ROOF, AND SINGLE STOREY KITCHEN EXTENSION WITH LANTERN ROOFLIGHT. DEMOLITION OF 3 OUTBUILDINGS/SHEDS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact upon Open Countryside
- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land in a relatively isolated location off Combs Road to the south east of Coombs Reservoir approximately 2km south west of Chapel-en-le-Frith.

The site contains 'Danehey'; a single storey detached residential dwelling which is complimented by an area of hard standing parking provision to the front of the house; two areas of garden, one to the front with a much larger one to the rear; an ancillary timber summerhouse immediately to the south west of the dwelling; and a second timber ancillary outbuilding to the north of the house.

The site is bordered by open agricultural land on all sides with the narrow single lane Combs Road running in a north to south direction immediately to the east. The nearest residential properties to the site are 'Charnwood', which stands some 130 metres to the north and Dane Hey Farm, which lies some 150 metres to the south.

The layout of the dwelling is such that it is set back from the public highway by some 21 metres with the front principal elevation facing eastwards at a slight angle to the site access. The building is made up of a roof constructed of concrete tiles; external walls constructed of stone with some parts finished in a painted render; with timber windows throughout. The dwelling has a height to eaves level of 2.5 metres and an overall height of 6.6 metres. The main part of the dwelling spans a length of 15.8 metres.

The front elevation is characterised by a projecting gable with a steep pitched roof which dominates the frontage. The side (north eastern) elevation comprises a gable with a similar pitch to the one which stands at the front, with a small unsympathetic single storey flat roof garage which extends outwards by some 2.8 metres and stands 2.35 metres in height.

The rear elevation is characterised by a small dormer window and three velux sky lights in the main part of the dwelling, and a flat roof rear extension. This existing extension is finished in a concrete render of a similar style to the main dwelling and is thought to be a feature which responds negatively to the overall character and appearance of the site. The extension protrudes outwards by 5.0 metres, has a width of 11.5 metres and an overall height of 2.7 metres. Beyond this extension is a covered terrace which is supported by four pillars and constructed of timber.. Again this feature is thought to provide a negative contribution to the overall character and appearance of the site.

The southern (side) elevation comprises a simple gable wall with a chimney stack in the roof space. Immediately in front of this side elevation is what is described on the Site Plan as a timber summer house.

PROPOSAL

The application seeks consent for three aspects of development, which are set out below:

- The demolition of the existing single storey garage and construction of a replacement single storey double garage
- The demolition of the existing flat roof rear extension and covered terrace and construction of a rear extension with space in the roof.
- The demolition of the ancillary timber outbuildings to the north of the dwelling

The original plans submitted by the applicant presented a scheme which showed a proposed double garage extending outwards from the side (north eastern) elevation by 7 metres. The rear extension was shown as extending some 6.8 metres outwards from the original dwelling and comprised a ridgeline which matched the height of the main dwelling.

The proposed garage in its original form was considered to represent a disproportionate extension which would significantly alter the character of the dwelling. Similarly, it was thought that extending outwards to the rear by 6.8 metres

would also adversely alter the character of the dwelling when considering that the footprint of the existing extension is 5 meters. These concerns were relayed to the applicant's agent. It was also advised that the ridgeline of the proposed rear extension should sit subordinate to the ridgeline of the main dwelling in the interest of good design and to provide a clear visual break between existing and new development.

Following positive discussions with the applicant's agent and having explored different alternatives for the proposed garage, final revised elevation plans were submitted (Drawing 1320.04D). The revised plans show a detached garage to the north east of the dwelling which maintains a gap of 2.75 metres with the side elevation of the property, and is shown to measure 7.4 metres in width x 6.1 metres in depth. The detached garage has a height to eaves level of 2.17 metres and an overall height of 5.7 metres.

The revised plans show the rear extension has protruding outwards by 5.75m with the ridgeline sitting subordinate to the ridgeline of the main dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for the site comprises the High Peak Borough Council Local Plan (adopted 2016), the Chapel-en-le-frith Neighbourhood Plan (adopted 2015) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ3 Rural Development
EQ6 Design and Place Making

Chapel-en-le-frith Neighbourhood Plan 2015

None relevant.

National Planning Policy Framework

Achieving Sustainable Development Requiring Good Design	Paragraphs 1-17 Chapter 7
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SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/3837	Proposed alteration and extension to existing building (Refused)
HPK/0002/8552	Conservatory extension (Approved)
HPK/2011/0474	Proposed single storey extension to form garage and living accommodation for dependant relative (Approved)
HPK/2013/0431	Application for Lawful Development Certificate to retain use as private domestic dwelling (Granted)

CONSULTATIONS

Publicity

Site Notice expiry date: 15th June 2017

Neighbour consultation period ends: None needed, as there are no neighbours in close proximity to the site. Site Notice sufficient

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Chapel-en-le-frith Parish Council – No Objection

OFFICER COMMENTS

Principle of Development

The proposed development lies within the residential curtilage. The site is situated outside of the defined settlement boundary as set out on the adopted proposals map and is therefore subject to policy EQ3 of the adopted local plan.

Policy EQ3 ensures that proposed development outside of the settlement boundary is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. The policy allows for extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

Policy S1a of the adopted local plan reflects the presumption in favour of sustainable development set out within paragraph 14 of the NPPF. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Whilst the site is located outside of the development boundary, it is not constrained by any sensitive statutory designation and is therefore not subject to any restrictive policies as set out at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged.

In light of the above, the principle of development is considered to be acceptable providing the application can demonstrate compliance with policy EQ3 of the local plan and all other relevant national and local planning policy relating to Design and Amenity.

Design

Policy S1 of the adopted local plan sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

Policy EQ6 of the adopted local plan states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The proposed demolition of the ancillary timber outbuildings is considered to result in a positive visual enhancement of the site. It is also considered that the proposal to replace the unsympathetic and tired looking side and rear extensions with a modern development which respects the existing character scale and appearance of the main dwelling will result in a positive visual enhancement of the site and have wider benefits for the intrinsic quality of the open countryside.

The original plans put forward within this application raised concerns regarding the overall scale of the proposed structures, how they related to the main dwelling, and that overall, there would be an adverse impact upon the character and appearance of the site and wider character of the open countryside.

These matters were discussed with the applicant's agent which resulted in amended revisions being submitted which showed a detached garage which appears proportionate to and subordinate with, the main dwelling. The siting of the detached garage follows an existing low wall and provides a useful visual break given the long frontage of the principal elevation.

Concerns relating to the scale of the proposed rear elevation have been satisfactorily addressed within the revised proposals, with the extension being reduced in length by over 1 metre and the ridgeline now sitting below the ridgeline of the main house.

In summary, the revised plans submitted by the applicant are considered to be an improvement on the original scheme and will result in an overall visual enhancement

of the site which has wider benefits for preserving and enhancing the intrinsic qualities and characteristics of the Open Countryside.

The application (as revised) is therefore considered to reflect the design principles set out within the adopted local plan and thereby accords with policies S1, EQ3 and EQ6 of the local plan and relevant policies within Chapter 7 of the NPPF.

Amenity

Policy EQ6 of the local plan requires all new developments to protect the amenity of an area, particularly residential amenity. Residential amenity can relate to potential impacts including overbearing, overshadowing, right to sunlight, outlook and privacy.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Given the isolated nature of the site, the scale of the proposal, and that no neighbouring properties lie within 130 metres of the site, it is considered that this proposed development will not result in any adverse harm with regards to the residential amenity of any neighbouring properties, in accordance with policy EQ6 of the local plan and paragraph 17 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks consent for the demolition of an existing garage; a flat roof rear extension; and ancillary timber outbuildings associated with the detached single storey residential dwelling 'Danehey', Coombs Road, located within an isolated location in the open countryside approximately 2km south west of Chapel-en-le-frith.

The application is subject to policy EQ3 of the local plan, however there are no statutory designations covering the site and therefore the presumption in favour of sustainable development set out within policy S1a of the local plan and paragraph 14 of the NPPF is engaged.

The original plans submitted raised concerns relating to the scale of the replacement structures, and how they would not relate well to the existing dwelling, thereby having an adverse impact upon the character and appearance of the site and the wider qualities of the open countryside.


Positive discussions with the applicant's agent resulted in revised plans being submitted which addressed the officers concerns and achieved a sustainable form of development which relates well to the existing development; is a visual improvement on what currently exists on site; and is of a high quality design which reflects the aims of the local plan. The proposed development has been found to have no adverse impacts with regards to residential amenity due to the isolated nature of the site.

Overall, the application (as revised) is considered to accord with policy EQ3 of the local plan and all relevant national and local planning policies relating to design and amenity. The proposals are considered to constitute a sustainable form of development and therefore in line with paragraph 14 of the NPPF, the application is recommended for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 3rd July 2017

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Signed by: Jane Colley

On behalf of High Peak Borough Council