

DELEGATED DECISION REPORT

HPK/2017/0211
Valid 23/05/2017

40 MILLDALE AVENUE
BUXTON

**SINGLE STOREY FRONT AND
SIDE EXTENSION TO
EXISTING BUNGALOW &
REPLACEMENT GARAGE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a corner plot of land which adjoins Milldale Avenue to the south and Highgate Road to the east, located within the Burbage area of Buxton. Both streets are very uniform in character, comprising neat rows of single storey bungalows each with a similar layout and design.

The site contains a single storey detached residential dwelling (bungalow) of a typical design of the neighbourhood; associated garden space to the front, side and rear; and an ancillary flat roof single garage situated to the rear which is accessed from Highgate Road.

The site is bordered by Milldale Avenue to the south and Highgate Road to the east. No.26 Highgate Road is situated to the north, whilst No.42 Milldale Avenue stands to the west. Both properties are single storey dwellings of a similar style to No.40 Milldale Avenue.

No.40 Milldale Avenue has a front, south facing, principal elevation which is characterised by a projecting gable with external walls constructed of timber cladding. This gable extends 2 metres outwards from the main bulk of the dwelling and contains a large window serving a bedroom and a smaller window which serves a bathroom. The main bulk of the dwelling is made up of a second bedroom; a second bathroom; a lounge; and a kitchen.

A large window in the main part of the front elevation serves the lounge. The side (eastern) elevation fronting Highgate Road comprises a blank gable with no fenestration. The rear elevation contains fenestration which serves the kitchen, secondary bedroom and bathroom. Beyond the rear elevation is a small path which leads to the rear garden area via a small set of concrete steps.

With regards to dimensions, the bungalow has a length of 12.25 metres and a depth of 6.25 metres. The property has a height to eaves level of 2.25 metres with an

overall height of 5.1 metres. The submitted existing elevation plans do not show the dimensions of the existing ancillary garage.

PROPOSAL

The application seeks consent for two aspect of development, firstly to construct a front and side extension and secondly to demolish the existing single storey garage and replace it with a new garage.

As shown on the submitted Proposed Plans and Elevations Drawing (Drawing No: 02 Rev C) the proposed extension would extend outwards from the side extension by 3.3 metres with the front extension protruding outwards by 2.0 metres to meet the building line of the projecting gable. The extension is shown to meet the current building line of the rear elevation.

The plans also show that the extension would serve a utility room; a small WC; a games room; and a sun room, together with additional space at the front of the building which does not have any set purpose.

The plans highlight that the proposed extension would effectively result in the creation of a secondary gable to the front principal elevation. The plans show that additional fenestration is proposed. A further window would be incorporated into the front elevation to serve the sun room, with further windows in the eastern (side) elevation serving the sun room and games room. A small window would serve the utility room to the rear.

The proposed garage which would replace the existing flat roof garage is shown on the submitted plan (Drawing No: 03 Rev A) as being positioned in the same location with a similar layout which faces Highgate Road, having a footprint which measures 8 metres in length x 4 metres in width. The garage is characterised by a pitched roof which has a height to eaves level of 2metres with an overall height of 4 metres.

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 April 2016) 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
S2 Settlement Hierarchy
EQ6 Design and Place Making

National Planning Policy Framework

Achieving Sustainable Development Paragraphs 1-17
Requiring Good Design Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous history

CONSULTATIONS

Publicity

Site Notice expiry date: 3rd July 2017
Neighbour consultation period ends: 27th June 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

No comments received

OFFICER COMMENTS

Principle of Development

Policy S1a of the adopted local plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The proposed development lies within the residential curtilage of the existing dwelling. The site is situated within the development boundary of Buxton, which is defined within policy S2 of the local plan as a Market Town. Market Towns are described within policy S2 as being the focus for all new development.

The general principle of development in this location is considered to be acceptable subject to the application demonstrating compliance with all relevant national and local planning policies 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.

The High Peak Residential Design SPD (adopted 2005) states that with regard to domestic extensions that it is important that the extension results in a dwelling that is well designed in itself (para 9.1) and that domestic extensions must have regard to the orientation of adjacent homes (para 9.2).

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.

No.40 Milldale Avenue is situated on a corner plot with Highgate Road and as such the side (eastern) elevation proposed to be extended is extremely visible from the public highway. The street scenes of both Milldale Avenue and Highgate Road are very uniform in appearance, with each bungalow being characterised by a projecting front gable. There is also a defined building line which gives an overall open character and feel. In the case of this site, there are in effect two building lines (Milldale Avenue and Highgate Road) which add an additional constraint to any proposed extension.

By introducing a second gable to the front elevation and altering the blank eastern gable; increasing the length of the frontage; and protruding beyond the building line of Highgate Road, it is considered that there would be a significant adverse impact to the open character and appearance of the site and the wider street scene.

Further to the above, it is considered that the secondary projecting gable resulting from the front and side extension would compete with the existing projecting gable, which is a key characteristic of the principal elevation, not just for No.40 Milldale Avenue but neighbouring properties. As such the extension on this corner plot would appear out of place. The proposed extension would extend outwards to the front and is not considered to be subordinate to the main dwelling or result in a dwelling which is well designed in itself.

The proposed replacement garage is shown to have dimensions of 8m (length) x 4m (width) x 4m (height). The plans do not show the dimensions of the existing garage.

There is no objection to the principle of replacing this garage with one covering a larger footprint. However given that the height of the neighbouring bungalow stands at approximately 5 metres, the height of the proposed garage (4m) will be out of scale and would compete with the ridgeline of No.26 Highgate Road which lies immediately to the south, thereby resulting in the character and appearance of the street scene being adversely affected.

A revised scheme which proposed a replacement garage with a reduced overall height of no more than 3m Could be supported. Under permitted development rights the maximum height of a garage in this location would be 2.5 metres and would need a flat roof, due to being within 2 metres of the site boundary.

For the reasons set out above, it is considered that the proposed development comprises inappropriate design which would adversely affect the character of the building and overall character and appearance of the street scene, in direct conflict with policy EQ6 of the local plan and Residential Design SPD and would outweigh the presumption in favour of sustainable development set out in policy S1a of the local plan and paragraph 14 of the NPPF.

Amenity

Policy EQ6 of the adopted local plan requires all new development to protect the amenity of an area, which includes residential amenity, which relates to various aspects of impact which includes loss of sunlight, overshadowing, overbearing, 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.

Due to the nature of the proposal being on a corner plot, it is considered that there is a sufficient distance between habitable windows of the proposed extension and existing neighbouring properties which would not result in any adverse impacts relating to residential amenity in line with policy EQ6 of the local plan and paragraph 17 of the NPPF.

Notwithstanding the above, the proposed development in its current form is considered to result in significant adverse harm to the character and appearance of the existing dwelling and overall street scene which outweighs the presumption in favour of sustainable development and is therefore unacceptable in planning terms.

CONCLUSION / PLANNING BALANCE

The application seeks consent for alterations and extensions to No.40 Milldale Avenue; a detached single storey residential property situated on a corner plot at the junction of Milldale Avenue and Highgate Road, Buxton.

The proposed development comprises the construction of a front and side extension to the gable wall which faces Highgate Road, together with the demolition of an

existing flat roof ancillary garage, replacing it with a garage which has a pitched roof with a slightly larger footprint and increased height.

The site is located within the development boundary of Buxton. The general principle of development is considered to be acceptable subject to the application demonstrating accordance with relevant national and local planning policies relating to design and amenity.

An assessment of the proposal has concluded that the proposed extension would result a significant adverse impact to the character of the existing dwelling and overall character and appearance of the street scene, contrary to policies S1 and EQ6 of the local plan; the Residential Design Guidance SPD; and relevant policies within the NPPF which is considered to significantly and demonstrably outweigh the presumption in favour of sustainable development.

It should be noted that the proposal to replace the existing garage with a new structure would be supported in a reduced form.

However in its current form, the application is considered to represent an unsustainable form of development and as such the application is recommended for refusal.

OFFICER RECOMMENDATION: Refuse

Case Officer: James Stannard

Recommendation Date: 4th July 2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council