

DELEGATED DECISION REPORT

HPK/2018/0114
Valid 20/02/2018

12 VICTORIA AVENUE
HADFIELD
GLOSSOP

DEMOLITION OF EXISTING
CONSERVATORY.
PROPOSED SIDE & REAR
EXTENSIONS, CHANGE OF
USE OF EXISTING GARAGE
TO UTILITY ROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Layout and Design
- Residential Amenity
- Parking and Access

DESCRIPTION OF SITE

The site relates to a semi-detached, two storey property with driveway to the front and side and gardens. The property is situated on a residential cul-de-sac within the built up area boundary of Hadfield.

PROPOSAL

The proposal is for single storey extensions to the side and rear of the property following removal of the existing rear conservatory, together with conversion of the existing garage at the rear into a utility room which will be linked to the proposed rear extension. The extensions would be constructed in facing brickwork and concrete tiles to match the existing property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Documents

Residential Design SPD
Appendix 2 – Guidelines for the Design and Layout of Residential Development

National Planning Policy Framework

Paragraph 17 – Core Planning Principles
Chapter 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2016/0396 – Proposed two storey side and single storey rear extension –
Refused 05/10/2016.

HPK/0003/8890 – Rear conservatory – Approved 07/04/2000.

CONSULTATIONS

Publicity

Site Notice expiry date: 13/04/2018
Neighbour consultation period ends: 22/03/2018
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

N/A

Derbyshire County Council Highways

No objection subject to applicant demonstrating and maintaining 2 no. off street parking spaces of 2.4m by 5.5m minimum dimension clear of any obstruction to their designated use.

OFFICER COMMENTS

Principle of development

The application site lies within the built-up area boundary, as defined in the Local Plan. Within the context of Local Plan policy S5 the principle of the proposed development is acceptable.

Layout and Design

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change, whilst also contributing to local distinctiveness and sense of place. Section 7 of the NPPF places great importance of good design and states that good design is a key aspect of sustainable development.

In design terms the extensions to the side and rear are considered sympathetic to the existing dwelling. The pitched roof forms would reflect the character of the property. Window openings would be in-keeping and materials used in construction would match the existing.

It is noted that the owner of No. 14 Victoria Avenue has consent for a two storey side extension (HPK/2017/0287) which extends up to the boundary with the application site. The proposed single storey side extension would occupy part of the existing driveway to the side. It would extend up to the boundary with No. 14 Victoria Avenue such that the gap between the two properties would be closed. However, the proposed extension would be set well back from the front elevation and the neighbour's recent two storey extension is also set back. It is therefore considered that the proposal would have an acceptable impact on the street scene and the development is considered to comply with Policy EQ6.

Residential Amenity

Local Plan Policy EQ6 requires that new development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. Careful consideration of any new development needs to be given to the design, orientation and siting of the new development to ensure that the occupiers have a satisfactory level of amenity and do not result in a loss of amenity to occupiers of the adjacent properties, including overlooking, privacy and any overbearing impacts of development.

The proposed rear extension would replace the existing conservatory but would extend across the full width of the rear elevation and it would extend 3m from the rear of the property. The rear extension would not extend beyond the single storey rear extension at No. 10 Victoria Avenue. The conversion of the garage to a utility room and insertion of a window to the side elevation would be unlikely to affect No. 10 Victoria Avenue given the existing fence along the side boundary.

The proposed side extension would extend up to the boundary with No. 14 Victoria Avenue and projects further back than the neighbour's recently constructed two storey rear extension. The proposed extension would present a blank wall towards this neighbouring property, which has windows/doors serving a dining room on the rear elevation and a rear conservatory within close proximity of the boundary. Given that this neighbouring property is on slightly higher ground than the site and the limited height of the proposed side extension, it is not considered that the proposal would result in significant loss of light to this neighbour's window and conservatory.

It can be concluded that the proposals would not result in an unsatisfactory relationship with adjacent neighbouring properties and the application accords with Policy EQ6.

Parking and Access

The submitted plans indicate that two parking spaces will be retained on the driveway to the front and down the side of the dwelling. It is considered that the proposed off road parking provision will be sufficient to meet the needs of the extended property. Derbyshire County Council Highways raise no objection. The proposal therefore accords with Policy CF6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

This application proposal is considered to represent sustainable development which accords with local and national planning policy and is therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw

Recommendation Date: 17/04/2018

X 

Signed by: Jane Colley

On behalf of High Peak Borough Council