

DELEGATED DECISION REPORT

HPK/2018/0303
Valid 14/06/2018

28 LEE HEAD
CHARLESWORTH

PROPOSED PORCH TO
FRONT ELEVATION -
ALTERATION TO APPROVED
SCHEME HPK/2018/0077

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

This application relates to a semi-detached dormer bungalow that is situated within a residential cul-de-sac and is typical of other dwellings in the locality. The application site is positioned on the south eastern side of the close and bounds Charlesworth and Chisworth Cricket Ground to the rear. The immediate locality is predominantly residential in character.

PROPOSAL

Planning consent is sought for a front porch in addition to the original extensions granted consent under HPK/2018/0077. The proposed plans submitted therefore also include a single storey rear extension and a single storey side extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S5 Glossopdale Sub-area Strategy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2002/0569 Dormer window to front elevation – Approved 05/09/2002

CONSULTATIONS

Publicity

Site Notice expiry date: 12/07/2018
Neighbour consultation period ends: 10/07/2018
Press Advert: N/A

Public Comments

No comments or representations have been received

Town / Parish Comments

The Charlesworth Parish Council have not commented on this application

Environmental Health

No comments received

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

Local Plan policies S1 and S1a establish a presumption in favour of sustainable development as outlined at paragraph 17 of the NPPF. The site falls within the Charlesworth Built-up Area Boundary, where in accordance with policies S2 and S5, development of an appropriate scale and nature is considered to be allowed.

Design

Section 12 of the NPPF outlines the importance of the design of the built environment and states that good design is a key aspect of sustainable development. Local plan policy EQ6 requires development to be well designed to respect the character, identity and context of the townscape and landscape and should contribute positively to an area's character in terms of scale, height, density, layout, appearance and materials.

Approval is sought for the construction of a single storey front porch extension, a single storey side extension and a single storey rear extension. The proposed front extension comprises a modest porch addition to extend an existing front projection in order to allow for an improved internal layout. The porch has been designed to respect the scale, character and appearance of the host dwelling and replicates a similar porch extension on the neighbouring semi at no.26 Lee Head.

The proposed side extension is to measure 2m in width and 6.5m in length. A monopitched roof is proposed which is to contain 3 no. rooflight windows. The extension is to be stepped back from the principal elevation by 0.8m, which would

allow the extension to appear subordinate in nature. A site visit confirmed that a number of nearby properties have already benefitted from single storey front and side extensions without causing undue harm to the prevailing character of the cul-de-sac. It is therefore not considered that these extensions would appear out of character or incongruous within the streetscene.

The proposed single storey rear extension is to project 3.9m beyond the rear elevation and is to measure 7m in width. A mono-pitched roof is proposed which is to contain 3 no roof light windows. The extension is considered to be of an acceptable scale that would not detract from the scale or proportions of the host dwelling. External building materials are proposed to comprise of natural stone to match the existing to the front elevation and render to all other elevations. It is stated within the submitted Design and Access Statement that the materials will match those of the existing house. For this reason it is considered that the proposed external building materials are acceptable.

Amenity

In accordance with Local Plan policy EQ6 the design of new residential development should provide adequate privacy, security, sunlight and daylight to occupiers of both new and existing dwellings. The application site is bound to the southwest by the other half of the semi-detached pair. The two sites are separated by a timber fence. An existing conservatory is positioned adjacent to the shared boundary and is to be demolished prior to the construction of the proposed extension. It is noted that there are a number of habitable room windows positioned within the rear elevation of this neighbouring property. A visit to that property during the course of the determination of application HPK/2018/0077, confirmed that the two rear windows serve the same room. This neighbouring property is positioned due south of the application site and as such the proposal would not result in an unacceptable loss of sunlight or daylight.

No objection has been received from this neighbouring property. No.30 Lee Head bounds the application site to the north east and is separated by a closed board timber fence. Ground floor side facing windows located within this neighbouring property are secondary. No windows are proposed within the side elevation of the proposed development. Given that the dwelling is angled away from the application site sufficient separation exists to avoid overshadowing of windows in the rear elevation. It is not considered likely that the development would result in harm to the amenity of this neighbouring property.

Highway Safety

In accordance with Local Plan Policy CF6 it is not considered likely that the proposed development would impact upon highway safety in any way..

CONCLUSION / PLANNING BALANCE

This application includes a small front porch in addition to the remaining extensions already approved under application HPK/2018/0077. It is considered to accord with the relevant policies of the High Peak Local Plan and as such a recommendation of approval is provided.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Moya Phillips

Recommendation Date: 31/07/2018

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council