

DELEGATED DECISION REPORT

HPK/2021/0048
Valid 11/02/2021

9 TREETOPS ECCLES
ROAD
WHALEY BRIDGE

PROPOSED REROOF,
ERECTION OF A DORMER
WINDOW AND THE ERECTION
OF A OPEN PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Rural Development
- Residential Amenity
- Design

DESCRIPTION OF SITE

The application site is a detached dormer bungalow set on a sloping site, located off Eccles Road on the eastern outskirts of Whaley Bridge, and within the designated open countryside. The site is bordered on both sides by similar dwellings and at the rear by open land, and at the front (north) by a larger detached house on the far side of the road.

The bungalow has previously been extended at the side/rear with a flat-roofed addition. The extension has not been implemented in accordance with the approved plans, which indicated the addition as a garage with a larger outrigger to rear: the outrigger has not been implemented in full, full-height windows have been installed instead of the approved timber garage door, and the side element has been clad in timber instead of render as approved.

PROPOSAL

Permission is sought for a dormer window across part of the front slope of the roof and an open-sided front porch. It is also proposed to add a green roof to the existing side extension and one additional roof light at the front elevation, to reclad the existing rear dormer in slate to replace the existing hanging tiles, and resurface the main roof with slate.

Revised plans were submitted during determination to address design concerns with the form of the dormer and the proposed use of timber cladding to the new and existing dormer, which were considered to be contrary to the design guide. The modified plans show a pitched roof to the new dormer and the use of hanging slate to the new and existing dormers, to match the intended replacement roof.

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
EQ 2 Landscape Character
EQ 3 Rural Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Documents

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

National Planning Policy Framework

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2015/0438 - Proposed Demolition of Garage and Proposed Single Storey Side and Rear Extension. Approved, 27/10/2015

CONSULTATIONS

Publicity

Site Notice expiry date: 16/02/2021
Neighbour consultation period ends: 11/03/2021

Public Comments

None received

Town / Parish Comments

None received

Derbyshire County Council Highways

No objection subject to adequate off-street parking being maintained clear of any obstructions to its designated use.

OFFICER COMMENTS

Principle of Development

Policy EQ3 Rural Development notes that outside the settlement boundaries, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development. This will be achieved in part by allowing forms of new residential development including extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

It is considered that the proposed additions of a dormer window and a front porch are acceptable in principle, meeting Policy EQ3. They would be subsidiary to the existing dwelling in scale, nature and appearance, and would not have an adverse impact on the character of the landscape, and would therefore be an appropriate form of development in the countryside, and would therefore be acceptable in principle, subject to all other relevant planning considerations.

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.

Following the amendments set out above, it is considered that the proposed dormer, porch and other alterations would be acceptable in design terms, being proportionate additions to the existing building and sympathetic to its character. The proposed front dormer window would be similar in appearance and scale to that on the neighbours dwelling at number 11. The proposed green roof would be appropriate to the contemporary character (both as originally approved or as implemented) of the side extension to which it would be added. Although the porch includes an element of timber, which is an uncharacteristic material, as confirmed in the adopted Design Guide, it would cover a relatively small area with the porch being open fronted. Therefore, on balance this element is considered to be acceptable. Overall, the design of the various elements would not harm the character of the existing dwelling and wider street scene.

It is noted that the use of materials on the side garage does not comply with plans previously approved in 2015, this will be a matter for the enforcement service to address.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to 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. Appendix 2 – Guidelines for the Design and Layout of Residential Development discusses the parameters against which residential extensions will be assessed.

Owing to their scale and relative position and distance to the neighbouring properties, it is not considered that any of the proposed works would give rise to any amenity impacts including in terms of visual intrusion or overshadowing, and therefore that they would be acceptable in terms of policy EQ6.

Highway Safety

The proposal does not involve any alterations to the existing access or parking arrangements at the site and the Highway Authority raises no objections. It is therefore, considered that the proposal does not give rise to any highway safety concerns and complies with Policy CF6 of the adopted Local Plan.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to be appropriate in the open countryside and in design terms and to not give rise to any harm to residential amenity or highways safety, and to not give rise to any other planning matters. The application is considered to be in accordance with the relevant policies of the Local Plan and paragraphs of the NPPF and is recommended for conditional approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Tom Hiles

Recommendation Date: 15/04/2021

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council