

DELEGATED DECISION REPORT

HPK/2021/0085
Valid 22/02/2021

32 MEADOW AVENUE
PEAK DALE

**PROPOSED 2 STOREY SIDE
EXTENSION STEPPED BACK
FROM EXISTING**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Residential Amenity
- Design
- Highways Safety

DESCRIPTION OF SITE

The application site is a two-storey semi-detached house within a residential area of Peak Dale, and within the defined built-up area boundary. The house has previously been extended at the rear. The house shares a driveway to the side/rear with the adjacent house at no. 34, to providing access to both houses' detached garages.

PROPOSAL

The proposal is for a two-storey side extension, to provide a living room at ground floor and an additional bedroom at first floor. The extension would be faced with limestone at the front and side elevations and dashed render at rear.

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 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/0002/0930 - Kitchen Extension And Rear Porch. Approved, 16/04/1984

HPK/2015/0473 - Proposed Demolition of Existing Garage & Construction of New Double Garage. Approved, 19/10/2015

CONSULTATIONS

Publicity

Site Notice expiry date: 15/03/2021
Neighbour consultation period ends: 19/03/2021

Public Comments

None received

Town / Parish Comments

No objection

Derbyshire County Council Highways

No objection subject to no loss of any existing areas dedicated to manoeuvring of vehicles.

OFFICER COMMENTS

Principle of Development

The application site located within the built up area boundary for Peak Dale, where new development will be directed in accordance with Policy S2. Accordingly, the general principle of development is considered to be acceptable, subject to design, highways and amenity policies.

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.

NPPF Paragraph 127 states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The proposed extension would comprise a subordinate addition to the existing building, being set down and set back from the front wall of the existing dwelling. However, the design of the extension is unconventional due to the angled arrangement of the external walls and would not ordinarily be a form of extension which could be supported due to its odd appearance. However, when viewed from the street scene, the close proximity of the neighbour at number 34 and the juxtaposition of both properties, the angled nature of the extension would not be highly or readily visible from the street scene. Moreover, with the significant set back from the front wall and the use of facing materials to match existing this will help the extension assimilate with the character of the host dwelling. Therefore, in this particular case, and on balance, it is considered that the extension would be acceptable in design terms and would comply with policy EQ 6 and paragraph 127.

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. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

The proposal would extend towards the side elevation of the adjacent house at no. 34. This elevation features three windows at ground floor and one at first floor. Only one of these serves a habitable room - a kitchen/diner at ground floor which is also served by a rear window. The closest part of the extension would be around 7m from this window. The extension would result in partial visual intrusion to this window, although the outlook from this window is already significantly compromised by the pitched roof of the detached garage at no. 32. As the room is also served by a window at the rear elevation which will not be impacted by the extension, it is considered that the effect of the development on the living conditions of this room would be acceptable, in terms of visual intrusion, overbearing effect, loss of light.

The extension would also have a small first floor window at its front elevation, but given the relative angle of the front elevation and the distance to the neighbour's window, it would not result in any overlooking of the window. The extension would also have a side-facing window which would look over the rear garden no 34. Owing to the particularly layout of the garden this window would overlook a significant proportion of the garden at relatively close distance. As the proposed first floor bedroom would also be served by rear facing window, it is considered appropriate that the side-facing window could reasonably be obscure-glazed, to avoid this overlooking. This could be required by condition.

Subject to this condition, the proposal would not give rise to harm to the amenity of any other properties and is therefore considered to be acceptable in amenity terms and to comply with policy EQ6.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network.

Paragraph 108 of the NPPF states that in assessing applications for development, a safe and suitable access should be achieved for all users. Paragraph 109 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The highways officer's comments are noted. Whilst the proposal would appear to result in the loss of some manoeuvring space at the side of the house, which may ultimately result in vehicles being forced to reverse out from the property onto the road, it is noted that the road is a minor access road only serving the neighbouring houses. Upon the site visit it was observed that vehicle movements along this road were minimal, and that there is good visibility for any cars entering or exiting the property. With this in mind, it is not considered that reversing out from the property onto the lane would result in a significant harmful impact on highways safety. Existing car parking provision would be maintained including an existing garage to the rear along with driveway parking. As such it is not considered that a refusal on the grounds of highway safety could be sustained.

CONCLUSION / PLANNING BALANCE

The proposed scheme is considered acceptable from a design perspective and with no adverse impacts on visual amenity, nearby residential amenity, or highway safety, 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: 22/04/2021

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

