

DELEGATED DECISION REPORT

HPK/2021/0054
Valid 08/02/2021

86 MANCHESTER ROAD
CHAPEL-EN-LE-FRITH

SINGLE STOREY REAR
EXTENSIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design Character and Appearance
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application relates to No.86 Manchester Road, Chapel-en-le-Frith; a two storey detached dwelling characterised by a combination of brick and render with a tiled together with its domestic curtilage that comprises an area of hard standing utilised for parking provision to the front and a large garden at the rear.

The property has benefited from a previous single storey rear extension following the granting of planning permission under HPK/2013/0380 that provides a link to an ancillary garage on its eastern side.

For the purposes of the Local Development Plan that site lies within the built-up area boundary and is not constrained by any sensitive statutory designation.

PROPOSAL

The application seeks permission for a single storey rear extension on its south-western side which would connect the existing dining room with a newly created sun room, opening out on to the rear garden.

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 this site comprises the Chapel-en-le-Frith Neighbourhood Plan (2015) and the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

Chapel-en-le-Frith Neighbourhood Plan 2015

No relevant policies

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S6 Glossopdale Sub-area Strategy
EQ6 Design and Place Making
CF6 Accessibility and Transport

Revised National Planning Policy Framework 2019

Achieving Sustainable Development	Chapter 2
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0380 Proposed Construction Of Single Storey Extension To Lead Into
Pitched Roof Line Over Existing Garage (Approved 16/09/2013)

CONSULTATIONS

Publicity

Site Notice expiry date: 4th May 2021
Neighbour consultation period ends: 3rd March 2021
Press Advert: N/A

Public Comments

None

Chapel-en-le-Frith Parish Council

No objections

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing residential property that lies within the built-up area boundary of Chapel-en-le-Frith;

identified as one of the Market Town that sit at the top of the settlement hierarchy under Local Plan (LP) Policy S2 which are the focus for housing and economic growth. The site is not constrained by any sensitive statutory designation.

Having regard to the scale and nature of the proposed development, and the planning policy context, the principle of development is acceptable subject to all material considerations.

Design Character and Appearance

LP Policy S1 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.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, in terms of scale, height, density, and layout.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) provides further guidance for designing domestic extensions and alterations. Extensions and alterations should read as subordinate and secondary structures comparable to the parent building and should respect the existing character and appearance of the main house and wider surrounding street scene with regards to the choice of materials.

Paragraph 127 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The existing dwelling has external walls that are mainly finished in a white render, with the main house and current rear extension having a tiled roof. The proposed sun room has a modest footprint extending outwards from the existing dining room by 4m and spanning a width of 4.5m. The sun room is shown to a mansard tiled roof with a roof lantern above, reaching a height of 4m. The outer walls are shown to be finished in red brick at the lower level and white render above.

The proposed extension is considered to read as a subordinate and secondary structure comparable to the main dwelling, respecting and responding well to the main house with regards to the choice of materials used in its construction. Whilst Chapter 9 of the Residential Design Guide SPD seeks to avoid flat roofs due to their unsympathetic appearance, it is considered in this case that owing to there being no public views of the proposed development, and its modest scale, the inclusion of a flat roof would not result in any harm to the character and appearance of the house or wider street scene.

The application is thus considered to comply with LP Policies S1 and EQ6, relevant supplementary design guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard to the relationship between existing and proposed development, the positioning of windows, and any changes in land levels.

Paragraph 127 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The site is bounded to the south west by No.88 Manchester Road, which due to the scale and nature of the proposed development and its relationship with other neighbouring properties, is the only property that has the potential to be adversely affected.

No.88 is sited slightly further forward within its plot towards the public highway, and as such, the proposed extension offers no potential for any breach of the 45 degree angle from the nearest habitable window, and thereby no impacts relating to any loss of sunlight. The modest scale and nature of the extension, lack of habitable windows in its side elevation, and presence of boundary treatment will not result in any adverse overbearing or overlooking impacts.

The application is thus considered to preserve the residential amenity of all neighbouring properties and found to comply with LP Policy EQ6, the High Peak Residential Design Guide SPD and paragraph 127 of the NPPF.

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, it should be ensured that safe and suitable access to the site can be achieved for all users.

The proposed extension would create a new sun room and would not involve any increase in the number of bedrooms. As such, there is no requirement in policy terms to provide additional off-street parking, and having regard to the comments from the Highways Authority, the application is not found to result in any harm to highway safety, in line with LP Policy CF6 and paragraph 108 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- 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.

The application has been found to comply with all relevant local development plan policies and all other material considerations including supplementary guidance and the NPPF. In line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 5th May 2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council