

DELEGATED DECISION REPORT

HPK/2021/0076
Valid 17/02/2021

LAND ADJACENT 265
HADFIELD ROAD
HADFIELD
GLOSSOP

APPROVAL OF RESERVED
MATTERS FOLLOWING
OUTLINE APPROVAL
HPK/2018/0215 FOR THE
CONSTRUCTION OF 1 NO.
FOUR BEDROOM DETACHED
HOUSE AND ASSOCIATED
WORKS

(RESERVED MATTERS -
MINOR APPS)

MAIN ISSUES

- All aspects of design associated with reserved matters
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application site relates to a parcel of land within the built-up area boundary of Hadfield which previously formed part of the substantial garden area of No.265 Hadfield Road, a detached dwelling finished in a combination of stone and render located to the west.

The plot measures some 28m in depth and some 12m in width and is bounded by mature hedgerow on its western boundary with No.267 and a timber fence on its eastern side with No.265. No.265 comprises a red brick semi-detached property and benefits from a side garden on its eastern side.

This part of Hadfield Road has no predominant or uniform character with a wide variety of architectural styles and materials in view. East of No.265 on the southern side of the highway, the pattern of development becomes denser, with a larger presence of render at first floor level. To the west of the site on the same side of the street, properties are largely constructed in red brick. On the opposite side of the road stand a row of terraced constructed in gritstone.

For the purposes of the Local Plan, the site lies within the built-up area boundary of Hadfield and is not constrained by any sensitive statutory designation. The site benefits from outline planning permission with all matters reserved for a single 4no. bedroom property approved under HPK/2018/0215 on 10th July 2018.

PROPOSAL

The application seeks permission for all Reserved Matters following the granting of Outline Planning Permission. Following Officer engagement with the applicant and in light of public comments, the scheme as submitted has been revised, and as such this report considers the following plans:

- Location Plan
- Proposed Plans and Elevations (Ref: 021/BH/002 Rev D)
- Landscaping Proposals (Ref: 6421.02)

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 High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- EQ6 Design and Place Making
- H3 New Housing Development
- CF6 Accessibility and Transport

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- | | |
|---------------|---|
| HPK/2004/0317 | Erection of one dwelling (Approved 27/05/2004) |
| HPK/2015/0652 | Outline Application For Detached Four Bedroom Dwelling With Integral Garage (Approved 11/01/2010) |
| HPK/2018/0215 | Outline permission with all matters reserved for Proposed 4 bedroom detached dwelling (Approved 10/07/2018) |

CONSULTATIONS

Publicity

Site Notice expiry date:

Neighbour consultation period ends: 17th March 2021

Neighbour re-consultation period ends: 30th August 2021

Press Advert: N/A

Public Comments

The original plans resulted in objections from 3 x local residents. A summary of the material concerns raised are set out as follows:

- Proposed dwelling not consistent with existing building line of street
- Proposed dwelling including window design out of keeping with surrounding area
- Impact on structural foundations of neighbouring property
- Impacts on residential amenity (overshadowing/loss of light/loss of privacy)
- Impact on local landscape
- Impact on Ecological Assets

The revised neighbour consultation carried out in connection with a set of revised plans generated an objection from a local resident who didn't comment on the original plans, which raised the following concerns:

- Proposed dwelling not in keeping with surrounding properties
- Site too small to accommodate the size of property proposed
- Parking provision will put further pressure on local highway network
- The revised plans do not show the bathroom window in the correct position on the floor and elevation plans.
- Our earlier objections still stand.

Town / Parish Comments

N/A

AES Waste

No objections

Derbyshire County Council Highways

Initial Response:

No objections subject to appropriate conditions

Further Response:

Based on previous highways comments the proposals continue to be acceptable in principle from a highways perspective. The revised parking arrangement will be sufficient for the proposed scale of accommodation and visibility will be maximised by providing a completely open frontage.
No objections subject to amended conditions.

OFFICER COMMENTS

Principle of Development

The principle of development has been established by virtue of the fact that outline planning permission for a 4no.bedroom property was granted on 10th July 2018. All technical considerations (e.g. Ecology) was considered at the point of the outline application. Therefore this application does not present the opportunity to reconsider the principle of development.

Officers must now consider all matters reserved by way of the outline consent, and any associated impacts that occur towards residential amenity and highway safety.

All aspects of Design associated with Reserved Matters (Layout, Scale, Appearance, Access, Landscaping)

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.

Paragraph 130 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 principle of a new four bedroom detached dwelling has been established by virtue of the granting of outline planning permission under HPK/2018/0215. As such, the parameters of material considerations that can be considered within this application are limited to such matters (together with associated impacts relating to residential amenity and highway safety).

Each of the reserved matters is considered and assessed below.

Layout

The Illustrative Block Plan submitted with the Outline Application showed a property of having a depth of approximately 10.6m and a width of 8.3m, sited relatively centrally within the plot, with a simple square layout, with a building line that is broadly consistent with the existing pattern of development on this side of Hadfield

Road. Whilst not an approved plan, this illustrative plan demonstrated that a new dwelling of an appropriate siting and layout could be achieved on the site.

The Proposed Plans originally submitted showed the depth of the dwelling to be 12.6m spanning a width of 9.9m in the form of an L shape, created by a side element that read as an extension. Contrary to the submission put forward in the Planning Statement, the current proposals were found to not respect the existing principal building line fronting Hadfield Road, with the front elevation of the proposed dwelling projecting some 1.1m beyond that of its neighbour No.265.

In light of the above, the applicant was advised that the layout would need to be revised to show the building having a reduced length to bring the principal elevation in line with the broadly consistent building line with its neighbours.

Revised plans respond to the above comments by reducing the length of the property to approximately 10.4m and bringing the front elevation in line with neighbouring properties, consistent with the indicative site plan submitted with the outline application.

Whilst it is noted that the frontage of the dwelling would be car dominated, it is necessary to ensure that the required amount of parking is commensurate with the Council's parking standards. Whilst visually not ideal, given the character of the road, on balance this aspect of the development is not considered to be so harmful as to warrant a reason for refusal.

The siting and footprint (Layout) of the proposed dwelling, together with the provision of parking provision to the front (see Highways) and a large garden area to the rear is considered to be acceptable in its revised form and addresses genuine concerns from members of the public.

Scale

Chapter 2 of the High Peak Design Guide SPD refers to New Development and the importance of designing in context.

Para 3.4 states that *“settlements contain the variety of building forms ranging in scale from two to four storeys. The relationship of one to the other creates a sense of rhythm, balance, and good neighbourliness that should be maintained. There is usually an intricate pattern of roofs at different heights but with a common roof pitch and similar length of ridge.”*

Para 3.5 continues by stating that new development should “respect the grain of the settlement, meaning the relationship buildings have to the street and to each other.”

Para 3.8 states that *“a new building should respect the scale of those surrounding it. Jumps in scale can be justified if the development occurs at key location such as on corners or at the end of vistas.”*

The immediate and wider street scene has a varied character with regards to its roof form and visual appearance. However, there is a general uniformity with regards to

scale, with all properties being two storey of a similar height. The applicant was advised that the Proposed Street-Scene Plan as originally submitted with the application appeared to be incorrect with regards to how its relationship to the neighbouring property orientated at an angle to the site as opposed to directly facing the public highway.

Notwithstanding, the proposed dwelling is noticeably higher than its neighbour No.267 and as such the applicant was requested to reduce the height of the building is to respect the existing grain of development to that is commensurate with the side aspect of the currently proposed house (approx. 7m).

The revised plans respond to the above comments having a height of approx. 7.1m and now reads as a typical two storey property. As such, the proposed development in its revised form is considered to be of an appropriate scale for the plot and the wider street scene.

Appearance

With regards to the overall form of the dwelling, the applicant has responded positively to comments covered with the layout section above.

Turning to materials, the proposal contains a combination of both red brick and render which takes influence from both neighbours and the surrounding street scene. It is considered that the revised plans (which show a reduction in the overall quantum of render) responds well to the existing varied character and appearance of the street scene and addresses genuine concerns from member of the public.

Officers initially raised concerns about the original design of the fenestration, as it bore no relationship to any neighbouring properties on Hadfield Road. The applicant was advised that the design of the fenestration, particularly with regards to the principal elevation, was wholly unacceptable and did not provide any reference to the existing character and appearance of neighbouring properties. It was suggested that a ground floor bay window be incorporated together with an entrance door to provide a more legible frontage.

The revised proposals respond positively to the significant concerns set out above, by introducing a ground floor window consistent with first floor as suggested and removing any window design that bore no resemblance to any neighbouring property. In its revised form, the visual appearance of the property is considered to respond well to and is appropriate for its immediate surroundings.

Access

The original plans showed a single new access to the public highway with boundary treatment to the west, with 3no. off street parking spaces made available within the curtilage. The Highways Authority raised no objection to this proposal subject to conditions.

As a consequence of the need to re-design other aspects of the scheme, the revised plans show an entirely open frontage with 3no. parking space being provided at right

angles to the highway in front of the dwelling. The Highways Authority were re-consulted on these revised proposals and have confirmed that there are no objections to this revised layout subject to appropriate conditions. As such the provision of access is considered to be acceptable in its revised form.

Landscaping

The application is accompanied by a Landscaping Proposals map which has been updated to reflect changes to other aspects of the scheme.

The updated plan shows the front drive to be finished in tarmac with limestone paving surrounding the property. An area of grassed garden lies north of the paving with the retention of an existing pond and creation of a new pond shown towards the rear boundary. The property will be separated from No.265 by a retaining wall, whilst a 1.8m boundary fence is shown at the boundary with No.267.

It is considered that the landscaping and planting schedule submitted in their revised form is appropriate for its context. A condition is recommended that requests specific details of the boundary treatments.

In light of the above analysis, it is concluded that the revised design for the proposed dwelling and associated curtilage responds well to the existing context and accords with the design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy H3 requires all new housing development to provide a high standard of amenity of future occupiers by demonstrating that all new dwellings comply with the Nationally Described Space Standards (NDSS) published by DCLG (2015).

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 amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels. A minimum of 21m should be achieved between existing and proposed habitable windows.

Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The application site is surrounded on all four sides by residential properties. To the south stands the rear gardens of Nos.8 and 9 Barleycroft. To the north on the

opposite side of Hadfield Road are a row of properties Nos. 184, 186 and 188 Hadfield Road. To the east lies No.265 Hadfield Road whilst to the west is No.267.

Firstly, with regards to properties to the rear of the site to the south, both properties Nos.8 and 9 Barleycroft are orientated so that the rear elevations face north-westwards at an angle of approximately 45 degrees away from the proposed rear elevation. The rear elevation of the proposed dwelling stands some 10.5m from the boundary, with a minimum of a further 11m to the nearest elevation of these properties.

Given the spatial relationship and orientation of the two neighbouring properties comparable to the proposed dwelling, and the intermittent distance of some 21m, together with natural vegetation on the rear boundary, it is considered that the proposed dwelling will not result in any adverse harm with regards to overbearing impacts, overlooking, loss of privacy or loss of sunlight to any properties to the south of the site.

Secondly, the row of properties on the opposite side of Hadfield Road stand approximately 27m beyond the proposed front principal elevation, in accordance with the separation distances set out under the High Peak Residential Design Guide SPD. It is thus considered that no residential property to the north of the site would be adversely affected by the proposed dwelling.

Thirdly, No.265 Hadfield Road is a large two storey detached property that stands immediately to the east of the site. The footprint of the proposed dwelling is broadly consistent with that of No.265 with a similar principal building line. The rear elevation protrudes a small distance (1.2m) beyond the rear elevation of No.265. At this distance there would be no breach of the 45 degree angle of neighbouring habitable windows and thus no adverse impacts with regards to any loss of sunlight. This very modest extension beyond the rear elevation of the neighbouring property will not result in any overbearing or shadowing impacts that would warrant a reason for refusal. The sole window on the side elevation of the proposed dwelling in its revised form serves a bathroom. Subject to an appropriate condition that ensures that this window will be obscure glazed, there will not be any resulting harm to this neighbouring property with regards to overlooking or loss of privacy.

Lastly, turning to No.267 to the west of the site, this property is a semi-detached two storey property that is orientated at a slight angle comparable to the proposed dwelling. The side elevation is characterised by a single storey flat roof conservatory that sits adjacent to a garden area.

The proposed Street Scene Elevations shows that these two properties would be separated by approximately 12m, with a boundary fence 1.8m in height defining the boundary. At this distance, it is considered that there would be no overbearing or shadowing impacts upon this neighbouring property as a result of the proposed dwelling.

The sole fenestration on the side elevation that faces No.267 is a ground floor WC. Subject to a standard condition that requires this window to be obscure glazed and given the presence of the boundary fence, it is considered that this property would

not be adversely impacts with regards to any overlooking or loss of privacy. There doesn't not appear to be any inconsistency between the floor and elevation plans in respect of this window. There would be no breach of the 45 degree angle from the nearest habitable window in this property and thus there would be no harm with regards to any loss of sunlight.

The proposed four bedroom dwelling is considered to exceed the minimum floor area standards for both the house as a whole and individual bedroom sizes set out within the NDDS document and as such the application is compliant with LP Policy H3.

In the interests of ensuring that the existing relationship with neighbouring properties is preserved and that the authority have control for any further extensions or alterations, it is considered appropriate to attach a condition that removes permitted development rights under Schedule 2, Part 1 of the General Permitted Development Order.

In light of the detailed analysis set out above, the application is considered to preserve the residential amenity of all neighbouring properties and the future occupiers of the property, in accordance with LP Policy EQ6, the High Peak Residential Design Guide SPD, and paragraph 130 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, Off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan are required.

Paragraph 110 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. Paragraph 111 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 site benefits from direct access to the public highway (Hadfield Road) which is an adopted but non-classified road. The original plans showed a singular access to be created with a boundary wall completing the frontage. This has since been amended as a consequence of other aspects of the development proposal. 3no. parking spaces of the required minimum dimensions are shown to be provided within the curtilage in line with the Council's parking guidelines for four bedroom dwellings.

The Highways Authority have no objections to the revised Site Layout and as such there are not considered to be any adverse impacts relating to Highway Safety in accordance with LP Policy CF6 and paragraph 110 of the NPPF.

Other Matters

Objections have been received from neighbouring properties in connection with potential harm to ecological assets on site. This is a technical consideration that was

assessed at the time of the outline application and therefore such matters are not material to the determination of this application.

Objections have also been received with regards to land stability and foundations. Similarly, any potential impacts on public amenity are matters to be considered at the outline application stage. Building Control legislation will require certain standards to be adhered to (e.g structural foundations), which therefore falls outside the scope of the planning process, having regard to a Reserved Matters planning application.

A suitable condition is recommended with regards to foul and surface water drainage being on separate systems in the interest of public amenity.

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 seeks approval for Reserved Matters for a single four bedroom detached dwelling following outline approval granted under HPK/2018/0215. Following the submission of revised plans, a detailed assessment of this application has concluded that the proposals respond well to the existing context and adhere to the design principles set out within the Local Plan, Supplementary Design Guidance and relevant paragraphs within the NPPF.

The proposals have been identified as not resulting in any adverse harm to the amenity of any neighbouring properties or future occupiers of the approved dwelling and would not be harmful to highway safety.

As such, the application in its revised form is considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 7th September 2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council