

DELEGATED DECISION REPORT

HPK/2022/0392
VALID 26/08/2022

24 KINDER ROAD,
HAYFIELD, DERBYSHIRE,
SK22 2HS

EXTENSION OF LOWER
GROUND ROOM,
ALTERATIONS TO WINDOWS
AND DOORS AND NEW
BALCONY BALUSTRADE
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations/Impact on Heritage Assets
- Impact upon Residential Amenity

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hayfield as defined by the Local Plan policies map. The dwelling is a mid terraced property which appears as a two storey dwelling from Kinder Road, but is in fact a three storey property due to land level changes. The dwelling has a small balcony at first floor, larger ground floor balcony and lower ground floor recessed terrace. A side access and steps lead to the rear garden. To the rear of the site is a cricket ground. The site lies within the Hayfield Conservation Area.

PROPOSAL

This application proposes an extension to the lower ground floor to enclose the recessed terrace to habitable floor space. Bifold doors are proposed to the rear elevation. The scheme also proposes alterations to the ground floor openings at the rear elevation to include larger bifold doors. The scheme initially proposed the removal of metal railings and their replacement with glazed balustrade, however this is now proposed to be retained as metal railings.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S6 Central Sub-area Strategy
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Hayfield Conservation Area Character Appraisal (2011)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/4907 – Demolition of Chimney Stack – Approved – 12/10/1995

CONSULTATIONS

Publicity

Site Notice expiry date: 14/10/22
Neighbour consultation period ends: 13/10/22
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No Highway Safety comments to make.

Conservation Officer

Initial Comments - No objection subject to omission of glass balustrade, retention of metal railings and omission of D1 bifold doors at ground floor level.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hayfield, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties are acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate having regard to the impact upon designated heritage assets, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

The application site is located within the Hayfield Conservation Area which is a designated heritage asset. In such locations there is a requirement to conserve and enhance. The application proposes alterations to the rear elevation of a mid terraced property. These alterations include the enclosure of the lower ground floor terrace which is recessed below the ground floor balcony, full width aluminium bifold doors are proposed. The scheme also includes changes to the ground floor openings by replacing the existing patio doors and window with a larger bifold door opening. The scheme initially proposed the replacement of the metal railings with glass balustrades, however these are now proposed to be retained.

The rear of the property backs on to a cricket ground. As a mid terraced property the dwelling is viewed from the rear in the close knit context of its terraced neighbours which are a characteristic feature of this Conservation Area. The extension to the lower ground room would not result in any perceived increase in bulk and mass of the dwelling and as such would not result in an incongruous addition to the host dwelling or terraced grouping.

The new aluminium bifold openings proposed to lower ground floor and ground floor levels would increase the amount of glazing within the rear of the property. The dwellings to the south east of application site within the row of terraced units have a largely vertical alignment of openings in positioning and width. However, the application sites rear openings are off set and are of different proportions as existing. Furthermore, the buttress wall and single storey extension to the adjacent property lessen the sensitivity of the rear elevation of this property. It is also noted that there have been alterations to the opposite row of terraced properties which flank the other side of the cricket ground. The Conservation Officer has raised no objection to the proposed development, and is supportive of the amended scheme, which removes the glazed balustrades.

The proposed development is therefore not considered to cause harm to the character and appearance of the Conservation Area or features of its significance.

Amenity

The proposed increase in floorspace would be entirely contained within the existing parametres of the recessed terrace. No additional bulk or mass would arise which would result in overbearing or overshadowing on neighbouring properties.

With regard to the new openings, the rear elevation faces directly towards a cricket ground which is not considered to be a sensitive end user. The existing ground floor balcony results in overlooking on its neighbours but would be retained as existing. The proposals therefore would not result in any amenity issues, above existing through overlooking or loss of privacy.

Highway Safety

The scheme would not result in any uplift in bedrooms at the dwelling and as such there would be no highway safety issues for consideration.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary

Recommendation Date: 01/11/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council