

DELEGATED DECISION REPORT

HPK/2022/0391
Valid 26/08/2022

127 MANCHESTER ROAD
CHAPEL-EN-LE-FRITH

REPLACE EXISTING FLAT
ROOF DORMER WITH
PITCHED ROOF DORMER ON
NORTH ELEVATION, NEW
BALCONY AT SECOND
FLOOR TO SERVE NEW
DORMER ON EAST
ELEVATION AND NEW
BALUSTRADES ON TURRET

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application relates to No.127 Manchester Road, Chapel-en-le-Frith, a large detached dwelling which has a rather unusual odd form, with a variety of architectural features which includes hipped and dual pitched roofs, and a castle turret at one corner.

The private driveway serving the plot extends southwards from the public highway to a parking and turning area, with the property sitting to the west of this. A large garden lies to the south with the principal elevation containing the main entrance facing eastwards on to the parking area.

No.129 Manchester Road is a smaller dwelling that lies immediately adjacent to the north-west, which at the time of a site visit, appears to be in use as a short term holiday let.

The site is surrounded to the west, south and east by a relatively new residential development accessed from Manchester Road granted Reserved Matters approval in October 2016.

PROPOSAL

The application seeks permission for extensions and alterations to the existing dwelling as follows:

- Replacement dormer window on northern elevation
- New balcony to serve dormer window on eastern elevation

- New balustrade on castle turret

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-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 Central Sub-area Strategy
- EQ6 Design and Place Making

National Planning Policy Framework 2021

- | | |
|-----------------------------------|------------|
| Achieving Sustainable Development | Chapter 2 |
| Achieving Well Designed Places | Chapter 12 |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- | | |
|---------------|---|
| HPK/2012/0290 | Proposed retention of gates and railings to boundary of Manchester Road (Approved 09/07/2012) |
| HPK/2013/0328 | Change of Use to HMO (Approved 02/08/2013) |
| HPK/2016/0152 | Proposed change of use from a House of Multiple Occupation (HMO) to a single dwelling (Approved 05/05/2016) |

CONSULTATIONS

Publicity

Site Notice expiry date: 27th October 2022
 Neighbour consultation period ends: 6th October 2022
 Press Advert: N/A

Public Comments

None

Chapel-en-le-Frith Town Council Comments

No objection however the committee note the leaded window and feel this should remain and be incorporated into the plans.

Derbyshire County Council Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing dwellinghouse that lies within the built-up area boundary of Chapel-en-le-Frith, identified as one of the larger Market Towns that sit at the top of the settlement hierarchy under Local Plan (LP) Policy S2. In areas such as Chapel, new development comprising housing and those to support economic growth will be encouraged. The site is not constrained by any sensitive statutory designations.

Given the nature of proposed development and the planning policy context set out above, the principle of development is considered to be acceptable subject to all relevant material planning considerations.

Design, Character & 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, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

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 existing dwellinghouse is unorthodox in its character and appearance, with various contrasting and conflicting architectural styles with very little rhythm or consistency overall. Given its location within the built-up area boundary and its siting within a large plot, and that the building has little in the way of a relationship with surrounding properties, the visual aesthetics and sensitivities of the site are considered to be low.

The replacement dormer on the northern elevation is considered to enhance the visual qualities of this elevation in so far as it would involve the removal of a flat roof and introduction of a more sympathetic pitched roof.

The replacement dormer would see the glazing that exists in the ground floor large window immediately below being extended upwards, resulting in a significant excessive amount of glazing. Whilst this type of fenestration design would unlikely be supported in a number of other locations, it is considered that on this occasion, this aspect of development would not lead to any degree of harm to the character and appearance of the building or indeed the wider street scene that would warrant a sustainable reason for refusal. There would be very limited, perhaps no views from any public vantage points.

Turning to the proposed balcony, this relates to a pitched dormer window that is shown on the plans to be constructed under permitted development. For similar reasons to that set out above, it is not considered that the introduction of a balcony that has a height of approximately 1.5m would give rise to any adverse impacts relating to design, character and appearance.

Lastly, the proposed balustrade shown on top of the castle turrets at the corner of the property would be constructed from cast sand and cement to match the existing turrets.

The siting of this balustrade at the top of the building, its modest scale and height, and use of appropriate materials, is considered to result in an aspect of development that does not give rise to any adverse harm to the character and appearance of the dwelling or the wider street scene.

The comments of the Parish Council are noted, however, the loss of the leaded window is not considered to be a sufficient reason to refuse this application.

In summary, whilst it is acknowledged that the proposed development does not amount to high quality design, it is also recognised that the odd and unorthodox nature of the dwelling and conflicting and contrasting styles offers a very low level of visual quality and sensitivity. The proposed extensions and alterations would not give rise to any adverse impact that would warrant a sustainable reason for refusal on design grounds. As such, there is not considered to be any conflict with LP Policies S1 and EQ6, relevant Supplementary Planning Guidance, and paragraph 130 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 amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

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

The site is bounded by a relatively recent housing development to the south, east and west, with Manchester Road situated to the north.

As the dwelling is set back some 30m from Manchester Road, the extensive glazing proposed to be introduced on the northern elevation is not considered to result in any adverse harm to neighbouring amenity.

Beyond the eastern boundary, which is currently defined by a notable amount of natural vegetation acting as effective screening, are residential properties that stand the other side of a private access, with principal elevations facing westwards. The principal elevations of these properties are sited some 42m from the eastern elevation of the host property. This distance more than meets the Council's privacy standards.

At this distance, and when taking account of the existing boundary treatments, it is considered that the introduction of a new balcony on the eastern elevation would not result in any adverse harm to neighbouring residential amenity.

Based on the above analysis, it is concluded that the proposed development would preserve the residential amenity of neighbouring properties in accordance with LP Policy EQ6, the Residential Design Guide SPD, and paragraph 130 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).

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 permission for various extensions and alterations to No.127 Manchester Road, Chapel-en-le-Frith, some of which are not included within this application as they are noted as falling under permitted development.

The site lies within the built-up area boundary of a Market Town which is not constrained by any statutory designation. The principle of development is thus acceptable.

A detailed assessment of the application has concluded that the proposals would not result in a degree of harm to the character and appearance of the building or immediate area that would warrant a credible reason for refusal and would preserve residential amenity.

The application thus on balance constitutes a sustainable form of development and therefore in line with LP Policy S1a and paragraph 11 of the NPPF the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 7th November 2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council