

DELEGATED DECISION REPORT

HPK/2022/0426 VALID 20/09/2022	WILLOW COTTAGE, START LANE, WHALEY BRIDGE, DERBYSHIRE, SK23 7BP	SINGLE STOREY SIDE EXTENSION (FULL - HOUSEHOLDER)
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MAIN ISSUES

- **Principle of Development**
- **Design Considerations**
- **Impact upon Residential Amenity**

DESCRIPTION OF SITE

The application site lies within the countryside, outside of the settlement boundary for Whaley Bridge as defined by the Local Plan policies map. The site comprises a detached dwelling which is located within an area predominantly characterised by detached dwellings set within irregular shaped plots. The dwelling has been extended previously with a two storey side extension and single storey rear extension. A detached outbuilding is located to the front of the dwelling. The front boundary is defined by a stone wall. The dwelling is accessed from Start Lane with parking to the front and amenity space to the side and rear.

PROPOSAL

This application proposes a single storey extension to the side of the dwelling. The extension would project to the side of the dwelling by 2.3m, at a depth of 4.6m. A hipped roof design is proposed with the extension having a height to eaves of 2.6m and height to ridge of 3.8m. The extension would provide a larger dining room.

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
EQ3 Rural Development
EQ6 Design and Place Making

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2009/0369 - Single storey extension to form hallway between house and garage – Approved – 10/08/09

HPK/2007/0137 - Change of use of outbuilding to additional living accommodation – Approved – 16/05/07

HPK/2007/0094 - Two storey side extension and single storey rear extension with patios – Approved – 21/03/07

CONSULTATIONS

Publicity

Site Notice expiry date: 28/10/22

Neighbour consultation period ends: 18/10/22

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No Highway Safety comments to make.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the countryside adjacent to the settlement of Whaley Bridge, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties can be acceptable in compliance with Policy EQ3, provided that the extensions are subsidiary to the building and does not have an adverse impact on the character of the landscape.

The main considerations in this instance whether the design is appropriate in the context of Policy EQ3, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

As set out above, the application site is located within a rural area where policy EQ3 requires extensions to be subsidiary to the building and not have an adverse impact on the landscape.

The host property has been extended previously with a two storey side extension and single storey rear extension. These previous extensions remain subservient to the host property in scale and positioning. The application proposals would extend from these earlier extensions. The single storey nature and modest projection of the extension is such that it would remain visually subservient to the host dwelling as extended with a clear visual hierarchy. The proposed extension would be compliant with Policy EQ3 in this regard.

The proposed extension includes a hipped roof which is not characteristic of the dwelling. Notwithstanding this, the modest scale of the proposals would mean that the extension would not appear incongruous to the host dwelling or result in an additional which would be harmful to its character and appearance.

The appearance of the proposed openings would match those of the host property in terms of their proportions while it is proposed that the materials to be used would match the existing property.

In terms of the impact on the landscape, the application site is located within a semi-rural environment on the edge of Whaley Bridge and adjoined by dwellings fronting Start Lane. The roadside boundary includes a stone wall which helps to screen the dwelling from Start Lane. While some views of the extension would be available it would be seen in the context of the existing built form and its modest scale would ensure that the extension would not be prominent in the streetscene or wider landscape setting.

It is considered that the proposed modest additions would not cause harm to the character and appearance of the host property or surrounding area and as such the proposal complies with the Development Plan.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and 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. The Council privacy standards require windows in new development to be positioned 21m from neighbouring windows.

The application site is located at a higher land level than the dwellings to the immediate south. Notwithstanding this, the extension would be sited 19m from the southern boundary and 22m from the nearest dwelling. Given the single storey nature of the proposals and the spacing between properties, this is considered to be sufficient to ensure that there would be no overbearing, overshadowing, loss of privacy or overlooking issues arising.

Highway Safety

The application proposals do not include an uplift in bedrooms at the site and as such there would be no requirement for additional off street parking to be provided. DCC Highways have raised no objection to the proposed development.

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: 08/11/2022

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council