

DELEGATED DECISION REPORT

HPK/2022/0431 21 DALE ROAD
Valid 29/09/2022 BUXTON

**REPLACEMENT TWO STOREY
REAR EXTENSION ON THE
SAME FOOTPRINT AS
EXISTING, WITH A PITCHED
ROOF.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design
- Amenity

DESCRIPTION OF SITE

The application site is a three-storey stone-built terraced house on Dale Road in Buxton. The house has a two-storey flat roofed extension at the rear. The site is not within a Conservation Area or an Article 4 area. The site is surrounded on both sides by its adjoining neighbours at to the rear by the rear elevations of similar houses on Hollins Street.

An application for a certificate of lawful proposed development for the removal and reconstruction of the extension on a like-for-like basis (with minor changes to the arrangement of windows) was recently withdrawn from consideration following advice that planning permission would be required.

Aerial imagery of the site indicates the existence of the current rear extension at least as early as 2011. The external condition of the extension likewise indicates it has also been in place for a period of at least several years. The applicant has indicated that it may date from the 1960s.

PROPOSAL

The application proposes to replace the existing extension with a new one of largely the same layout and proportions, but with a dual-pitched roof and with minor alterations to the existing arrangements of windows at the extension. It is understood that the existing extension is in a poor state of repair. The replacement extension would have a door and windows in the same positions as the existing extension, with a ground floor rear window made larger and two first-floor side facing windows also made larger than the existing windows in the same position. Facing materials would be artificial stone and composite tiles.

The existing extension comprises a kitchen and separate utility room at ground floor, and a bathroom and separate WC at first floor. The replacement extension would comprise a larger kitchen at ground floor and a bathroom and separated utility room at first floor.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ 5 Biodiversity
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
EQ 9 Trees, woodland and hedgerows
CF 6 Accessibility and Transport

Supplementary Planning Documents

High Peak Design Guide
Residential Design SPD section 9 – Domestic Extensions

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 9 Promoting sustainable transport
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0188 - Certificate of Lawfulness to rebuild existing rear two storey extension. Same footprint and height as existing. Withdrawn, 20/10/2022

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/2022
Neighbour consultation period ends: 26/10/2022
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None

Derbyshire County Council Highways

No comments

OFFICER COMMENTS

Principle of Development

The application site located within a built up area boundary, where new development will be directed in accordance with Policy S2. Accordingly the general principle of development is considered to be acceptable, subject to design and amenity policies.

Design

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

Paragraph 130 states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

It is considered that the proposed replacement extension would be acceptable in design terms, being a subordinate addition, sympathetic to the character of the existing house in terms of form, details and overall character. The use of artificial stone would replicate the existing extension. The use of a dual-pitched roof would arguably be more appropriate to the character of the building (and surrounding development) compared to the existing situation with the membrane flat roof.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to 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. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

The replacement extension would have the same general scale as the existing extension and would not give rise to any significant additional impacts, including in terms of privacy, overshadowing, loss of light, overbearing effects or visual intrusion.

The only significant change to the volume of the building would result from the use of a dual-pitched roof instead of the current flat roof. Eaves height would be as existing but the ridge height would be around 0.36m higher than the surface of the existing

flat roof. The additional roof volume would be partly visible from neighbouring first and second floor windows at the adjoining property at no 19, indicated below, and would be visible from rear windows and outdoor spaces of the houses to the rear on Hollins Street.



Owing to the relatively shallow pitch of the roof, it is not considered that the proposed arrangement would result in significant harm in terms of visual intrusion to the interior of the rooms that these windows serve, or to the outside spaces of any of the neighbouring dwellings.

The first-floor side facing windows would give limited views towards the neighbouring properties and although they would be larger than the existing windows, it is not considered that they would result in any overlooking or mutual loss of privacy. The rear-facing first floor window would face towards the rear elevations of the neighbouring properties, and it is considered necessary that (as currently) this window, which would serve a bathroom, should be obscure-glazed to avoid a mutual loss of privacy.

Subject to this matter, it is considered the proposed extension would be acceptable in amenity terms.

CONCLUSION / PLANNING BALANCE

The proposed scheme is considered acceptable from a design perspective and with no adverse impacts on visual amenity, nearby residential amenity, or any other planning matters, the application is considered to be in accordance with the relevant policies of the Local Plan and paragraphs of the NPPF and is recommended for conditional approval.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Tom Hiles

Recommendation Date: 22/11/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council