

DELEGATED DECISION REPORT

HPK/2022/0410
Valid 12/09/2022

21 SHAWFIELD ROAD
HADFIELD
GLOSSOP

PROPOSED TWO STOREY
REAR EXTENSION AND
SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to No.21 Shawfield Road, Hadfield; a two storey 3no. bedroom semi-detached property which is unusually set back behind the building line of its neighbour and other part of the semi-detached block No.19 Shawfield Road.

The property is situated in an elevated position above the public highway to the west. To the north is the boundary shared with No.19 whilst to the south is the boundary shared with No.23. The existing dwelling is finished in a dark brick consistent with its neighbours.

PROPOSAL

The application seeks permission for a two storey rear extension. In response to an objection received from the neighbouring property, the proposal sees the ground floor serve an extended kitchen, with a first floor en-suite bathroom above.

The two storey element is shown to have a width of approximately half that of the existing rear elevation, with the area nearest to the boundary with No.19 being single storey. The first floor is shown to serve an en-suite bathroom.

The plans show the rear extension to be finished in render with a dual pitched tiled roof serving the two storey extension and a small lean-to pitched roof serving the single storey aspect.

In response to an objection from a neighbouring property, the single storey aspect has been recessed slightly behind the side elevation of the main house.

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
CF6 Accessibility and Transport

National Planning Policy Framework 2021

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 26th October 2022
Neighbour consultation period ends: 12th October 2022
Neighbour re-consultation period ends: 25th November 2022
Press Advert: N/A

Public Comments

Original Consultation

1 x letter of objection was received from a neighbouring property (No.19 Shawfield Road) that raised the following issues:

- Impact on character and appearance of property and street scene
- Impact on residential amenity (specifically loss of sunlight)
- Structural implications on boundary

Re-consultation

A sustained objection has been received from the occupier of the same neighbouring property in connection with the revised plans stating the following:

- The revised plans do not show a retaining wall between 19 Shawfield and 21 Shawfield.
- The revised plans do not show the distance between the border between 19 and 21 Shawfield and the side wall of the proposed extension, nor do they show the gap between any retaining wall and the side wall of the proposed extension.
- The revised plans show a side elevation from the side of 23 Shawfield, but do not show any side elevation from the side of 19 Shawfield showing the changing elevations of the ground level due to the raised lawn area in the land of 19 Shawfield.

Town / Parish Comments

No comments received

Derbyshire County Council Highways

No comments to make

OFFICER COMMENTS

Principle of Development

The application seeks permission for an extension to an existing residential dwelling that lies within the built-up area boundary of Hadfield, identified as a Larger Village within the settlement hierarchy under Local Plan (LP) Policy S2. As a larger village development which meets the needs of the local community and is of a modest scale is in principle acceptable. The site is not constrained by any statutory designation.

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 a detailed assessment of all relevant material considerations.

Design Character and 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.

Shawfield Road has two distinct street scenes. To the west of the highway is a uniform row of two storey properties with dual pitched gables comprising the principal elevation, which are primarily finished in a white cladding, with brick at ground floor level. To the east of the highway is a row of more traditional two storey semi-detached properties that sit in an elevated position above the highway with a similar uniform character constructed in a dark coursed brick. No.21 Shawfield is typical of properties on that side of the street with regards to its scale, height and visual appearance.

The proposed extensions in their revised form would see a two storey rear extension that spans a width of approximately half of the existing rear elevation, with the remainder on the side of No.19 reducing down to a single storey extension, recessed slightly back from the side elevation of the main house.

The proposed two storey aspect is shown to have a ridge line which sits far below the ridgeline of the main house, and together with the modest depth of the rear extension, are considered to read as a balanced, proportionate addition that sits in a subordinate and subsidiary manner to the main house.

Visually, the proposed extensions in their revised form are shown to be constructed in a rendered finish, although no colour is provided. The use of render is not considered to be appropriate in this location, irrespective of whether it can be seen from any public vantage points, as it would not be in keeping with the existing property and overall character of the properties on this side of the public highway, as referenced by the objection from the neighbouring property. As such, a condition is recommended that stipulates that the extensions shall be constructed from a matching brick and that the use of render is not permitted.

Subject to this condition, it is considered that the proposed extensions in their revised form aligns with the design principles set out on LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 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 to the north by its neighbour and the other part of the semi-detached block No.19 Shawfield Road. The host property is unusual in that No.21 and its neighbour No.19 to the north are staggered unlike all other semi-detached blocks in the street, with No.21 having a building line that sits some 3.3m behind the front building line of No.19.

Due to the odd staggered design of the semi-detached block, No.19 is set a considerable distance further forwards to the highway. The rear elevation of this neighbouring property shows a rear entrance door nearest to the boundary, with a ground floor habitable windows standing adjacent.

An objection has been received from the occupier of this neighbour in relation to the original and revised plans that raise concerns with regards to the impact on their amenity – specifically loss of sunlight, and structural implications on the boundary.

As set out within the Residential Design Guide SPD (2005), the way in which the Local Planning Authority assess the potential impact of an extension on the amenity of the neighbouring property with regards to any loss of sunlight is to draw a line at an angle of 45 degrees from the centre point of the neighbouring habitable window. Should a proposed development breach this line, then it would have the potential to affect natural sunlight to the neighbouring habitable window.

The existing property already projects a significant distance beyond the rear elevation of the neighbour which being to the north could potentially suffer from loss of mid-day sunlight. However, the proposed development is single storey at the point nearest to this neighbouring property. Therefore there would be no breach of the 45 degree angle taken from the centre point of the nearest ground floor habitable window at first floor level, although there would be a breach at ground floor level. However, given that this is single storey only (with an eaves height of approx 2.4m and overall height of approx 3.6m), and is stepped away slightly from the boundary, coupled with the existing boundary treatment and landscaping, and the fact that a 2m fence could be erected on the boundary under PD Rights, it is not considered that any impact on amenity would be sufficient to warrant a refusal.

Given the lack of fenestration on the side elevations of the extension, there are not considered to be any adverse impacts in relation to overlooking or loss of privacy.

The objections from this neighbouring property refer to structural implications on the boundary as a result of the proposed development, stating that the plans do not

show the gap between any retaining wall and the side wall of the proposed extension.

The revised plans show the side wall of the single storey aspect of the extension to be recessed behind the existing side gable, away from the retaining wall by approximately 0.2 metres. The plans show that the proposed extension would have a finished floor level that matches the existing house, and thus there would be no impact on the neighbouring property in this regard. To the rear of the existing house is a small retaining wall which supports the existing garden area.

To the east beyond the rear boundary is No.18 Round Hill Close. This boundary is defined by a standard timber fence but also heavily screened by a hedgerow. The rear elevation of this neighbouring property, which is situated on slightly higher ground to the host property, is situated some 21m from the existing rear elevation of No.21 Shawfield Road.

As a result of the proposed extension, this distance would be reduced. The minimum distance of 21m quoted within the Residential Design Guide SPD relates to habitable windows. Given the fact that the two storey aspect would serve a first floor bathroom, and subject to a standard condition requiring this window to be obscured glazed, the proposal would not result in any overbearing impacts, overlooking, loss of privacy or loss or sunlight to this neighbouring property.

Based on the above analysis, it is concluded that the proposed development would not result in a degree of harm to residential amenity that would warrant and credible reason for refusal, and thus on balance the proposed development is considered to preserve residential amenity of all neighbouring properties in accordance with LP Policy EQ6, the 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 and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

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.

The application does not seek to increase the total number of bedrooms within the property and as such there is no requirement or trigger for the provision of any additional off-street parking provision. As such, and having regard to DCC Highways comments that have no objection, the proposal would not result in any adverse impacts to highway safety, in line with LP Policy CF6 and paragraph 110 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 extensions and alterations to an existing residential dwelling that lies within the built-up area boundary that is not constrained by any sensitive statutory designation. The principle of development is therefore supported.

The proposed development in its revised form is considered to amount to an acceptable form of design, subject to an appropriate condition restricting the use of render which is considered to be inappropriate for its context. On balance, the proposed development would preserve residential amenity and would not result in any harm to highway safety.

As such, the application is considered to constitute a sustainable form of development, and 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: 29th November 2022

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

