

DELEGATED DECISION REPORT

HPK/2022/0409
Valid 09/09/2022

4
ELLERS BANK VALLEY
ROAD
HAYFIELD

REMOVAL OF CANOPY, NEW
REPLACEMENT WINDOWS
AND PAINTING OF EXISTING
PEBBLE DASH RENDER. SUN
ROOM SIDE EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Conservation Area
- Design
- Amenity
- Green belt

DESCRIPTION OF SITE

4 Ellers Bank is an end terrace property with a single storey side extension, which currently functions as a store. The property is constructed from stone with a slate roof. On the front elevation the first floor windows are uPVC while the ground floor window is timber framed with a canopy above. The east elevation of the property is pebble dash rendered.

The application site is within the Green Belt and Hayfield Conservation Area.

PROPOSAL

Planning permission is sought to remove the existing canopy over the ground floor window on the front elevation. All windows on the front elevation will also be replaced with timber sash windows.

On the east elevation it is proposed to add a sun room, constructed from powder coated aluminium on a stone base to match the property. In order to access the sun room from the property, an existing window opening on the east elevation will be converted to a doorway.

It is also proposed to paint the existing pebbledash render illustrated white.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 4 Green Belt Development
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed places
Section 13 – Protecting Green Belt
Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 24th November 2022
Neighbour consultation period ends: 13th October 2022
Press Advert: 20th October 2022

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

HPBC Conservation Officer

No comments. No objection

Development Control Archaeologist

The proposed development lies within the Hayfield Conservation Area designated by English Heritage in 1972. I am happy that the proposals will not affect any below

ground archaeology. However please consult your own buildings and conservation officer regarding these proposals to ensure that they are in keeping with the conservation area.

OFFICER COMMENTS

Principle of Development

The application site is within the Green Belt. Paragraph 147 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. LP Policy EQ 4 states that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.

The National Planning policy Framework Paragraph 149 (c) states that the extension or alteration of a building is considered appropriated development provided that it does not result in disproportionate additions over and above the size of the original building. The original building is considered to be the main two storey element with the store area to the side a later addition. When calculating the existing extension plus the new sunroom, the cumulative increase in floor area would amount to 32%. The proposed alterations and side extension are therefore not considered disproportionate in relation to the size of the original building. The principle of the development is therefore acceptable subject to consideration of the relevant matters below.

Design and Heritage

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

Section 16 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

It is proposed to remove the existing canopy over the ground floor windows and replace all existing windows with timber framed sash windows. The Hayfield Character Appraisal identifies the wide spread loss of sash windows as a negative factor impacting upon the Valley Road area. As such the reinstatement of timber

sash windows to the property will be an enhancement of the property and conservation area.

It is also proposed to paint the existing render 'illustrated White' which is a off-white colour. This will not be visible from the rest of Ellers Banks but may be seen from properties to the rear of no. 4 Ellers Banks. The gable end of no. 1 Ellers bank has previously been painted a similar off-white colour, as such it is not seen as out of keeping with the surrounding area. The proposed paint will not lead to harm within the conservation area.

Revised plans demonstrate that the proposed sun room will be visible from the front elevation, however will be shielded from view at a distance. Directly in front of the property is a mature row of trees and vegetation which will obscure the sun room from view of Valley Rd. 4 Ellers Bank is the end terrace on a dead-end street, the proposed sun room will also be hidden from view at the entrance of Ellers Bank by No. 4 itself. Due to its proposed position the sun room will be largely obscured from view, as such will not harm the conservation area, indeed it will continue to sustain it.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed sun room will not face onto any other properties, and therefore, will not lead to any amenity concerns. The proposed alteration of the canopy and windows will likewise not cause any amenity concerns.

Highway Safety

The proposed sun room will not reduce the existing off-street parking provision, nor will it lead to an increased demand for parking at the property. There are no highway safety concerns related to the proposed alterations and extension.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 1st December 2022

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council