

## DELEGATED DECISION REPORT

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HPK/2022/0497  
VALID 31/10/2022

TORINO, ST MARYS ROAD,  
NEW MILLS, DERBYSHIRE,  
SK22 3BW

CONVERSION OF  
OUTBUILDING TO PROVIDE  
ANCILLARY  
ACCOMMODATION (FULL -  
HOUSEHOLDER)

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### MAIN ISSUES

- Principle of Development
- Design Considerations (including Heritage Assets)
- Impact upon Residential Amenity
- Impact on Highway Safety

### DESCRIPTION OF SITE

The application site is located within the settlement boundary for New Mills as defined by the Local Plan policies map. The site relates to a detached bungalow which is located on the edge of a predominantly residential area. The site forms the end property of a row of dwellings located on the eastern side of St Marys Road. A detached outbuilding is located to the rear of the property. To the south of the site is St Marys RC Church and churchyard, to the east St Marys Catholic Primary School and to the west is High Lea Park. The site is adjoined by the New Mills Conservation Area.

### PROPOSAL

This application proposes the conversion of the outbuilding to create ancillary accommodation associated with the property known as Tornio. The proposals would create a kitchen/living area at ground floor with a bathroom. First floor accommodation would comprise two bedrooms.

To the front elevation the existing garage door would be replaced with bi-fold doors. The north and south elevations would remain as existing. To the eastern elevation windows would be created utilising the extent of the existing bricked up openings. Four rooflights are proposed to the front elevation and two to the rear elevation.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### High Peak Local Plan (Adopted 2016)

|     |                                                  |
|-----|--------------------------------------------------|
| S1  | Sustainable Development Principles               |
| S1a | Presumption in Favour of Sustainable Development |
| S2  | Settlement Hierarchy                             |
| S6  | Central Sub-area Strategy                        |
| EQ1 | Climate Change                                   |

EQ6 Design and Place Making  
EQ7 Built and Historic Environment  
CF6 Accessibility and Transport

### **Supplementary Planning Guidance/Documents**

Residential Design (2005)  
High Peak Design Guide (2018)  
New Mills Character Appraisal (2008)

### **National Planning Policy Framework**

Section 12: Achieving Well-designed Places  
Section 16: Conserving and enhancing the Historic Environment

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/2022/0498 Raise eaves and ridge of existing bungalow to form two storey dwelling, new front porch, new single storey rear extension and alterations to windows and doors - Pending

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 15/12/22  
Neighbour consultation period ends: 05/12/22

#### **Public Comments**

None received

#### **Town / Parish Comments**

No objection

#### **DCC Highways**

No objection subject to the premises remaining ancillary

#### **Conservation Officer**

None received

### **OFFICER COMMENTS**

#### **Principle of Development**

The application proposes householder development within the settlement of New Mills. Policy S6 confirms that within the Central Sub Area sustainable growth will be promoted which reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community.

The application proposes the conversion of the existing domestic outbuilding to form ancillary accommodation to the host dwelling. The proposals would provide all accommodation for the building to be occupied as a self contained dwelling. However, the application has been submitted as householder development and an annex would fall under this definition as it would be within the same planning unit.

Householder development in such locations is considered to be acceptable, as a matter of principle, subject to in this instance, matters relating design, including the setting of heritage assets, amenity and highway safety.

### **Design Considerations (including impact on Heritage Assets)**

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. The application site is located adjacent to the New Mills Conservation Area and as such is within its setting.

The New Mills Character Appraisal identifies the adjacent St Marys Roman Catholic Church significantly contribute to the townscape quality of the conservation area and the character of sub-area 5 (High Lea Park).

The application proposes the conversion of the existing domestic outbuilding to form ancillary accommodation to the host dwelling. The proposal would utilise the existing building without increase in scale. The size of the building would therefore remain as existing and as such would not appear any more prominent from the streetscene, or the setting of the Conservation Area, than existing.

The conversion seeks to utilise existing openings and adopts a design approach which is sympathetic to the existing building and therefore considered to be acceptable.

It is considered that the proposed development would not cause harm to the character and appearance of the host property, the setting of the New Mills Conservation Area, a designated heritage asset, or surrounding area generally and as such 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.

In terms of the relationship between the proposed development and adjoining properties, the relationship with No.34 to the north would remain as existing as no alterations to scale are proposed. New windows to serve habitable rooms are proposed to the east and west elevations, however these would face over the amenity space of the host dwelling, or less sensitive use to the rear. Moreover the building is positioned 22m from the rear elevation of number 34 and therefore meets the Council privacy distance of 21m.

The proposed internal floorspace of the dwelling, and floor to ceiling heights at first floor level, would be insufficient to meet the requirements of national internal space standards if the proposal were to be a self contained dwelling, and would be a reason to resist the proposal in those circumstances. However, as ancillary accommodation to the main dwelling, as an annex, the proposed level of accommodation is considered to be appropriate in this regard. Any subdivision of the unit, separate from the host dwelling would not meet the NDSS, and therefore would provide substandard accommodation for an independent dwelling. It is therefore considered appropriate to impose condition to ensure that it remains ancillary to the host dwelling, ensuring that the substandard floor area is maintained as ancillary accommodation.

### **Highway Safety**

LP Policy CF6 'Accessibility and Transport' seeks to ensure that new development can be safely accessed in a sustainable manner and minimise the need to travel, particularly by unsustainable modes.

There would be sufficient off street parking to serve the dwelling with the ancillary accommodation as proposed. However, Highways have confirmed that this is conditional that the outbuilding remains ancillary to the host dwelling.

### **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: 06/01/2023**

X *J. Colley*

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**