

DELEGATED DECISION REPORT

HPK/2022/0509
Valid 07/11/2022

39, BUXTON ROAD,
CHINLEY, DERBYSHIRE,
SK23 6DJ

REAR DORMER, SINGLE
STOREY REAR EXTENSION
AND ALTERATIONS TO
DOORS AND WINDOWS (FULL
- HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Chinley as defined by the Local Plan policies map. Chinley is identified as a larger village within the Settlement Hierarchy. The site relates to a two storey semi-detached dwelling. The application site is a linear plot with rear access road and parking located at the end of a long garden. To the front is a small front garden and pedestrian access from Buxton Road. The site lies within the Chinley Conservation Area.

PROPOSAL

This application proposes the construction of a single storey rear extension as an extended family room. The extension would project by 2.6m and includes a lean to roof with total height of 3.74m and eaves height of 2.4m. The proposal also includes the construction of a lead clad dormer window within the rear roofslope to provide space for an en-suite bathroom. A new door, window and roof lights are proposed within the side elevation of the existing rear projection.

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
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment

Supplementary Planning Guidance/Documents

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

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22
Neighbour consultation period ends: 15/12/22
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

No objection

Network Rail

No comments to make.

DCC Highways

No highway safety comments to make

Conservation Officer

No comments to make.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Chinley as defined by the Local Plan Policies Map, which lies within the Central Sub Area. Within such locations extensions to dwellings are acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate, taking on board its location within a Conservation

Area, whether an amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. The application site lies within the Chinley and Whitehough Conservation Area, however there is no Conservation Area character appraisal for this heritage asset.

The application proposes a single storey rear extension. The extension is of modest projection and would not project beyond the extent of the existing single storey rear projection. The height and scale of the extension are subservient to the host dwelling. The rear siting the extension would not visible from Buxton Road, although some glimpses of the extension would be available from the access track to the rear, albeit at some distance. The rear extension is designed so that it reflects that of the host dwelling subject to the use of materials to match.

The scheme also includes the construction of a dormer window within the rear roofslope. Again, due to the rear siting this would not be visible from Buxton Road although it would be visible from the rear, and given its positioning within the rear roof slope this would enhance its prominence.

The rear roof slopes of properties within the area are characterised by small dormer windows of consistent design and which are balanced and uniformed. The proposed dormer window, whilst modest in the context of the roof slope would introduce a feature which is slightly larger and of different design to existing. It must also be acknowledged that roof alterations can be carried out under permitted development rights and there is no Article 4 direction in place which removes such rights. It is only the use of materials which means the dormer requires planning permission in this instance.

No concerns have been raised by the Conservation Officer with regard to the dormer window and as such, in heritage design terms it would be difficult to sustain an objection to the proposals on design grounds in this instance.

The proposed window alterations within the side elevation would not result in any concerns from a design perspective.

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 proposed single storey extension would be sited along the boundary with the adjacent semi-detached pairing. Within the rear elevation of that property are principal openings to a habitable room. Given the close relationship with this opening the proposals have the potential to result in some loss of daylight to that room. However, the extent of projection, at just under 2.6m is relatively modest and its parameters are within the extents of permitted development rights and as such it is considered that the proposals are acceptable in this regard.

No adverse overshadowing or overbearing would arise on the private amenity space of that property.

Highway Safety

The proposal would not increase the number of bedrooms within the development while existing off street parking would be retained. No highway safety implications would arise from 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: 05/01/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council