

DELEGATED DECISION REPORT

HPK/2022/0439
Valid 29/09/2022

QUARRY BANK LANEHEAD
ROAD
TAXAL

TWO STOREY REAR AND
SIDE EXTENSION WITH A
SINGLE STOREY LEAN TOO
TO FORM EXTENDED LIVING
ACCOMMODATION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to 'Quarry Bank', a three storey 3no. bedroom split level dwelling immediately north of Lanehead Road, Taxal, that conveys many of the traditional characteristics of buildings that are described within the Settled Valley Pastures Landscape Character Area, as identified within the Landscape Character Assessment SPD. The house is constructed from a natural stone with tiled roof, with a simple and robust form, with relatively plain elevations, minimal detailing and windows recessed into the walls.

The main part of the dwelling is elevated some 3m above ground level, which amplifies the prominence of the dwelling from the public highway. A two storey outrigger which may or may not form part of the original dwelling stands to the rear. A single storey structure serving a Utility Room is present off the western elevation, with a modest single storey structure at lower ground floor level serving as storage space.

The site is also within the immediate setting of the Peak District National Park on the opposite side of the public highway and thus increases the sensitivity of the immediate and wider rural landscape setting.

PROPOSAL

The application for extensions and alterations to the property follows a previous application for a three storey side extension, single storey side extension and single storey rear extension that was refused under HPK/2021/373 in early October 2021 and subsequently dismissed at appeal in March 2022.



Throughout the consultation process, this application has undergone a number of amendments. The final scheme comprises a two storey side extension at lower ground and ground floor level, together with a single storey 'wrap around' side and rear extension.

The plans that are subject to assessment within this report are as follows:

- Location Plan (Ref: PL0001)
- Proposed Floor Plans (Ref: PL005A)
- Proposed Elevations (Ref: PL006A)

The Floor Plans show the two storey side extension to serve a Garden Room at lower ground floor level, with a Lounge area, and small WC at ground floor level. An additional bedroom is present within the roof space with an en-suite bathroom. The single storey side and rear extensions are located on the northern and eastern side and are shown to facilitate an open plan Kitchen and Dining Area.

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
- S6 Central Sub-area Strategy
- EQ2 Landscape Character
- EQ3 Rural Development
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

Supplementary Planning Guidance

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Natural Environment	Chapter 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0373 Three storey side extension, single storey side extension and
single storey rear extension (Refused 1st October 2021)

Appeal Dismissed (APP/H1033/D/21/3284946) – 17th March
2022

CONSULTATIONS

Publicity

Site Notice expiry date: 23rd November 2022
Neighbour consultation period ends: 26th October 2022
Press Advert: N/A

Public Comments

9 x letters of support have been received from members of the public, the contents of which are summarised below:

- Applicant is a committed charity worker and is in urgent need of more living space for her children
- Proposed extensions are well hidden and are in keeping with the surroundings
- Proposals improve the aesthetics of the property
- Addition of windows will allow for more solar gain
- Refusal should be justified within context of Linglongs Road development

Town / Parish Comments

No comments received

Peak District National Park

No comments at time of writing

Derbyshire County Council Highways

No comments to make

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing residential dwelling that lies outside of the built-up area boundary as defined on the Local Plan Proposals Map (2016) in the open countryside.

As such, any application is subject to Local Plan (LP) Policy EQ3 which refers to development proposals in the rural areas, which aims to strictly control development in order to protect the landscape's intrinsic character and distinctiveness. The policy supports extensions and alterations to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

The site is not constrained by any sensitive statutory designation, however it does lie within the setting of the Peak District National Park (PDNP); the boundary standing a few metres distance from the site on the opposite side of the public highway.

The principle of extending or altering the property is thus supported only on the basis that any scheme can fully demonstrate that it preserves or enhances the character and appearance of the immediate and wider rural landscape, which includes the setting of the PDNP.

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 EQ2 seeks to protect, enhance and restore the landscape character of the Plan Area by requiring development to have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, and that are sympathetic to and are informed by the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document. Proposals will be resisted which harm or be detrimental to the character and appearance of the local and wider landscape.

LP Policy EQ3 supports extensions and alterations to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

The High Peak Residential Design Guide (2005) and Design Guide SPD (2018) provide further guidance for designing domestic extensions and alterations and the importance of designing in context.

Paragraph 9.1 of the High Peak Residential Design Guide SPD that *“extensions should be designed to be subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.”*

Paragraph 9.4 states that *“extensions and other works should seek to match the prevailing angle of the original roof, to maintain the proportion of the house.”*

Chapter 5 of the Design Guide SPD provides specific guidance for domestic extensions. Paragraph 5.5 states that *“all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.”*

Paragraph 5.7 states that *“the smaller the parent building, the fewer the options for extension..”*

Paragraph 5.8 states that *“irrespective of size, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character.”*

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.

Paragraph 133 of the NPPF goes on to state that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The starting point for assessing this application is the conclusions of the Planning Inspector within the dismissed appeal upholding the Council's decision to refuse permission for extensions and alterations to the property under HPK/2021/0373. The key paragraphs of this decision are set out as follows:

6. *The proposed extensions would, in my view, result in the enlarged dwelling having a sprawling and somewhat disjointed appearance that detracts from the simple aesthetic of the existing dwelling. There would be a visual inconsistency between the proposed extensions with a number of apertures and the existing building. I find that the overall effect would be of an ordinary and decent house extended beyond limits it could comfortably bear. The original dwelling would be lost within and overwhelmed by the various extensions. Because of the resulting visual incoherence this would be harmful to the character and appearance of the building, and would not be mitigated or justified by any particular quality of design.*
7. *For these reasons, the proposed extension would be an incongruous form of development which would fail to respect or enhance the surrounding natural landscape character. Therefore, the proposal would conflict with Policies S1, EQ2, EQ3 and EQ6 of the Local Plan, and the design guidance set out in the National Planning Policy Framework. Together, these policies set out the sustainable development principles for the Borough, including taking account*

of the distinct Peak District character and landscape, with development proposals to be informed by, and sympathetic to, the distinctive landscape character areas; and resisting development which would harm or be detrimental to the character of the local and wider landscape as well and ensuring that extensions are subsidiary to the building.

Whilst the plans as submitted were welcomed in so far as the side extension was shown to be reduced from three to two storeys, they nevertheless drew concerns with regards to three main issues: (i) the roof proportions of the proposed two storey side extension and its relationship with the main house (ii) the massing of the 'wrap around' single storey side and rear extensions and the resultant impacts upon the character and appearance of the existing dwelling and (iii) the extent of glazing and overall design of fenestration.

During the application process, a number of draft amendments and discussions have taken place between Officers and the applicant's agent. It is acknowledged that the internal floor layout of the dwelling is not perhaps conducive to more modern ways of living, and that additional living space is required to serve the occupants family. However, whilst the principle of extending and altering the dwelling is supported, it must be designed in a manner that preserve the characteristics of the dwelling and wider rural landscape as identified by the Inspector in his appeal decision, particularly given its prominence on the side elevations from Lanehead Road.

The latest revised plans show the two storey side extension to incorporate a small set back behind the principal elevation, be constructed of matching materials and has a width which equates to 50% of the width of the main house, in line with supplementary planning design guidance. The latest Elevation Plans show the roof angles and proportions of this addition to be consistent with the main dwelling, with a rear outrigger taking advantage of the change in land levels which sees the side extension protruding to have a rear wall commensurate with the main part of the original house.

The original side and rear single storey 'wrap around' side extensions have been replaced by a separate single storey side extension constructed of materials consistent with the main dwellinghouse. This addresses original concerns raised by Officers and creates an important visual break that allows the rear outrigger to be read separately from the main body of the house. Whilst it may be argued that the rear extension is of a depth that is to some extent disproportionate to the main house, the proposed depth of 4m is consistent with that permitted under Schedule 2, Part 1, Class A of the GPDO and it would therefore be unreasonable to refuse permission based on this aspect of development. The extensive glazing has been replaced with more sympathetic openings that preserve the character and appearance of the main house.

Based on a review of the latest revised plans, it is considered that the issues and concerns raised by Officers throughout the previously refused application, subsequently endorsed by an Inspector in his appeal decision, and the original concerns raised in connection with the proposed scheme as submitted, have been satisfactorily resolved to the point where the proposed extensions and alterations are of an appropriate scale, height, massing and visual appearance that preserves both

the character and appearance of the existing dwelling and the wider rural landscape character, which includes the setting of the Peak District National Park.

Based on the above analysis, it is considered that the proposed development in its final revised form aligns with the design principles set out under LP Policies S1, EQ2, EQ3 and EQ6, relevant Supplementary Planning 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 dwelling lies in a relatively isolated location in the open countryside and is well screened on all sides by natural vegetation with mature trees on the side closest to the nearest property. In light of the existing context, the proposed extensions and alterations do not give rise to any adverse impacts to neighbouring residential amenity in accordance with LP Policy EQ6 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 site benefits from an existing access to the highway and contains a generous curtilage that provides satisfactory levels of off-street parking provision. As such, and in light of the Highways Authority having no comments to make, the proposed development is not considered to result in any harm 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 Quarry Bank, Lanehead Road, Taxal, which follows a previous application for similar development refused under HPK/2021/0373, and dismissed at appeal.

Concerns were raised by Officers in connection with three different aspects of design which following a long and extensive negotiation period, has resulted in a final set of revised plans being submitted for consideration. An assessment of these latest revised plans has led Officers to conclude that in its final form, the proposed scheme amounts to a high quality development that preserves the character and appearance of the existing dwelling and the wider rural landscape, and would not adversely impact residential amenity or highway safety.

As such, in its final revised form, the application is considered to constitute a sustainable form of development, and in line with LP Policy S1a and paragraph 11 of the NPPF, is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 16th January 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

