

DELEGATED DECISION REPORT

HPK/2022/0396
Valid 21/11/2022

9 HAYFIELD ROAD
CHAPEL-EN-LE-FRITH

LEAN-TO STORE ON SIDE
ELEVATION AND EXTENSION
OF EXISTING FENCING.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Impact on the character and appearance of the Town End Conservation area
- Residential Amenity

DESCRIPTION OF SITE

The application site is an end of terrace two-storey stone-built house located within a mainly residential area of Chapel, within the built-up area boundary and the Town End Conservation Area. The gable end of the house faces over an open space near the junction of Hayfield Road and Bowden lane, and is therefore prominent in the street scene. The property faces onto terraced houses and an MOT premises at the front, with dwellings also to the rear and east side at some distance.

The property was built in 1879 and is enclosed by a stone wall and features traditional decorative stone detailing within its design and retains its original chimney. The site slopes gently from the front to the rear.

At present the house includes an unauthorised single-storey timber addition to the side elevation, spanning most of the elevation, to the rear elevation. which was understood to have been added by 2021. A timber fence has also been erected above the stone boundary side wall.

Retrospective permission for the extension and the fence was recently refused as it was considered that the extension adversely affects the character and appearance of the host dwelling and the visual characteristics of the Town End Conservation Area.

An appeal against this decision was partially upheld in relation to the fence but not the side extension. The unauthorised structure was still in place upon the site visit in December 2022.

PROPOSAL

The application proposes a single-storey stone addition in the place of the timber structure. The area at the side of the house within the boundary is limited and the structure would be likewise be narrow and modest in scale.

The application notes that the extension would be faced with gritstone and blue slate to match the existing building. The extension would have no windows but an external door at the rear elevation. The proposed floor plan indicates that there would be no internal access from the existing interior of the house.

The proposed extension would be shorter than the existing structure, and the proposed plans indicate that the timber fence would be extended somewhat to the rear corner of the proposed extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S6 Central Sub Area
EQ 6 Design and Place Making
EQ7 Built and Historic Environment
CF 6 Accessibility and Transport

High Peak Design Guide 2018
Residential Design SPD 2005

Chapel-en-le-Frith Neighbourhood Plan

H3 Design Criteria

National Planning Policy Framework

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0367 - Retrospective application for replacement fencing and construction of lean-to timber bike store/ greenhouse/shed adjacent to side. Refused, 08/09/2021.

HPK/2003/0825 - Single Storey Extension To Replace Existing Outbuilding.
Approved, 26/11/2003

CONSULTATIONS

Publicity

Site Notice expiry date: 13.01.2023
Neighbour consultation period ends: 05.01.2023
Press Advert: 15.12.2022

Public Comments

11 Hayfield Road - We fully support this application. Most if not all properties have sheds/stores of some description in our area. Modern family life in our area often involves varying outdoor pursuits, ensuring we keep ourselves and our children healthy and active. Enabling this property to have secure storage allows the option to safely secure equipment. I personally have no issue with the current build that is in place and do not see the requirement for it to change. As time elapses the new structure is blending nicely into the property. A purpose-built structure is necessary given the narrowing of the space. The structure does not impact on anyone else's view or light.

Town / Parish Comments

None received

HPBC Conservation Officer

No objection. This current scheme shows a much more successful and subservient structure in the appropriate materiality relevant for the Conservation Area in comparison to its former timber version. As such, the newly realised structure now in matching stone, is seen to have less impact and therefore poses negligible harm to the Conservation Area.

DCC Archaeology

In terms of below ground archaeology. I do not foresee any impact from the proposals and I have no objection.

OFFICER COMMENTS

Principle of Development

The application site is located within the Built-up area of Chapel en le Frith. There are no relevant policies within the Neighbourhood plan which relate to householder development.

Householder extensions and developments are acceptable in principle within the Built-up Area under the terms of High Peak Local Plan Policies S2 and S5 but are subject to other relevant local plan policies such as Policy EQ6 which makes provision for design and amenity and Policy EQ7 which makes provision for design within Conservation areas.

Design and Conservation

NPPF paragraph 130 states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment. Local Plan Policy

EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

NPPF paragraph 199 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Plan Policy EQ7 states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to designated and non-designated heritage assets and their settings, including conservation areas.

The proposed extension would be a modest addition relative to the scale and form of the existing house, and would be sympathetic to the character of the house and of development in the surrounding area in general. Likewise, it is considered that the extension would not be detrimental to the character of the Town End Conservation Area. The Conservation Officer has not objected to approval of the proposal. Design details of the proposed door have not been provided and it is considered that further details should be secured by condition. Subject to such further approval, it is considered that the proposed development would conserve the significance of the Conservation Area and would therefore accord with the requirements of the NPPF and Local Policy EQ7.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to 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. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

The proposed extension and other alterations would not give rise to any harm in terms of these amenity considerations, due to the limited scale of the proposed addition and its position relative to other residences.

Other matters

The proposal would not give rise to concerns in terms of any other planning considerations, including in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposed extension would be acceptable in principle and in terms of design and impacts on the Conservation Area, and would not give rise to impacts in terms of any other planning considerations.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Tom Hiles

Recommendation Date: 16.01.2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council