

## DELEGATED DECISION REPORT

---

HPK/2022/0479  
Valid 28/10/2022

15 LAWNFOLD  
HADFIELD  
GLOSSOP

PROPOSED GARAGE  
CONVERSION WITH PITCHED  
ROOF

(FULL - HOUSEHOLDER)

---

### MAIN ISSUES

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

### DESCRIPTION OF SITE

The application relates to No.15 Lawnfold, Hadfield; a two storey detached property that lies within a similar row of properties that all have a leading gable that fronts the public highway, characterised by a ancillary flat roof garage that protrudes beyond the principal elevation of the main house.

The property benefits from an area of hard standing to the front of the property that allows for up to 3no. vehicles to be parked side by side within the domestic curtilage, with direct access to the public highway.

The site lies within the built-up area boundary and is not constrained by any sensitive statutory designation.

### PROPOSAL

The application seeks permission to convert the existing garage to provide additional ancillary living accommodation and changes to the roof replacing the flat roof with a pitched roof. The remodelled and converted garage would see a small increase in its depth to provide for a wet room that serves the additional bedroom. It is understood that this is required to accommodate a dependant relative.

It was identified that the Application Form submitted with the application showed Certificate A to be completed. This is incorrect given that the proposed development would adjoin neighbouring development. At the request of Officers, Certificate B has been submitted and notice served on the neighbouring property for 21 days, thus all addressing procedural matters.

### 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
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

### **National Planning Policy Framework 2021**

- |                                   |            |
|-----------------------------------|------------|
| Achieving Sustainable Development | Chapter 2  |
| Promoting Sustainable Transport   | Chapter 9  |
| Achieving Well Designed Places    | Chapter 12 |

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

None

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 23<sup>rd</sup> December 2022  
Neighbour consultation period ends: 6<sup>th</sup> December 2022  
Press Advert: N/A

#### **Public Comments**

None

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

N/A

#### **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 property that lies within the built-up area boundary of Hadfield, a settlement identified as a Larger Village within the settlement hierarchy under Local

Plan (LP) Policy S2 which allows for development of a moderate scale. The site is not constrained by any sensitive statutory designation.

Given the nature of proposed development and the planning policy context set out above, the principle of development is acceptable subject to a detailed assessment of all relevant planning considerations.

### **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 EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

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.

The existing flat roof garage is not considered to contribute positively to the character and appearance of the site or indeed the wider street scene, due to its unsympathetic flat roof, which are generally discouraged in the High Peak. The introduction of a pitched roof is thus considered to represent a visual enhancement of the site, and continues to read as a subordinate and proportionate addition to the main house.

As such, the application is considered to result in a high quality design that aligns with the design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design 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 application would see the existing garage converted to ancillary living accommodation for a dependant relative. Whilst the depth would be slightly increased, it would not protrude beyond the rear elevation of either the host property or neighbouring property. As such, there would be no harm caused to neighbours with regards to overbearing impacts or loss of sunlight.

The introduction of a new window in place of the garage door would not give rise to any adverse impacts to neighbouring amenity given that the minimum distance of 21m has been achieved. The same applies with regards to neighbours at the rear.

As such, the proposed development would preserve residential amenity in accordance with LP Policy EQ6, the High Peak Residential Design Guide SPD (2018) 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. Paragraph 111 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The application would see the total number of bedrooms within the property increase to four. The Proposed Site Plan shows that 3no. vehicles can be accommodated within the existing area of hard standing in front of the dwelling within the domestic curtilage, thus demonstrating compliance with the Council's parking guidelines. The Highways Authority have not objected to the application.

As such, the proposed development is not considered to result in any harm to highway safety in accordance 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). It states that planning

applications that accord with relevant policies in the Local Plan will be approved without delay.

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 to remodel and convert the existing ancillary garage to No.15 Lawnfold, Hadfield to ancillary living accommodation to support a dependant relative.

An assessment of the application has found that the proposed development complies with all relevant local development plan policies, supplementary design guidance, and the NPPF, and thus constitutes a sustainable form of development.

In line with LP Policy S1a and paragraph 11 of the NPPF, the application is therefore recommended for approval subject to appropriate conditions.

**OFFICER RECOMMENDATION :    Approve with Conditions**

**Case Officer: James Stannard**

**Recommendation Date: 16<sup>th</sup> January 2022**

X *B.J. Haywood*

---

Signed by: Ben Haywood

**On behalf of High Peak Borough Council**