

DELEGATED DECISION REPORT

HPK/2022/0449
Valid 03/10/2022

35 WOOD GARDENS
HAYFIELD

SINGLE STOREY REAR
EXTENSION TO REPLACE
EXISTING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

35 Wood Gardens is a detached property, constructed in the late 20th century. The property is finished in artificial stone with concrete roof tiles. At the front the property has a driveway which can accommodate 2 vehicles. The property also has a large porch with projects forward of the principle elevation, with pitched roof. Other properties along Wood Gardens are of a similar character, forming a cohesive estate. The entire estate is covered by a TPO (Site of Wood Print Works Hayfield). However the site of no. 35 does not have any trees present within its curtilage.

To the rear there is a large conservatory, approved in 2004. The conservatory has some artificial stone at the base, with brown upvc windows and roof, to match the brown upvc windows on the original dwelling house. No.35 has a small rear garden, which has been completely paved, which looks out over an open gravel area, with grass beyond (known as the land at old school field).

PROPOSAL

Planning permission is sought to replace the existing rear conservatory with a new extension. The proposed extension will have the same footprint as the existing rear conservatory. The proposed extension will have a pitched roof, as opposed to the existing hipped roof of the conservatory. The proposed extension will be indicative of the original porch on the front elevation.

the proposed extension will provide extra internal space, creating an opening plan kitchen and dining room. There will be three roof lights in the extension room, with bi-folding doors on the rear elevation, providing access the garden area. The south elevation will have a clear glazed window providing light to the kitchen area internally.

It is also proposed to enlarge and existing window in the south elevation of the main property to provide more light into the utility room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/8872 – For Proposed Erection of 32 no. dwellings REFUSED
HPK/0000/9547 – For Proposed Erection of 36 houses and garages APPROVED
HPK/2004/0608 – Rear Conservatory APPROVED 19/08/2004

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/2022
Neighbour consultation period ends: 01/11/2022
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received.

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Hayfield. The site is situated within this built-up area boundary. Therefore, the principle of the development is acceptable subject to consideration of the following policy.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The High Peak Design Guide (SPD) (2018) paragraph 3.9 states that new buildings should use facing materials that either match or complement those of the surroundings.

The proposed extension will not be any larger in mass or scale than the existing rear conservatory. As such the scale of the development is seen as acceptable. The character of the proposal emulates that of the original dwellinghouse, utilising matching materials and complements the design of the original porch.

Other properties along Wood Gardens have also extended to the rear, with neighbouring property, no.34, also having a large conservatory extension.

Overall the proposed extension is appropriate in size and scale, and complements the original dwelling in terms of character and materials. As such the proposal is seen as acceptable in terms of design.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed extension will look out onto open land to the rear and will have less glazing on the rear elevation than the existing conservatory. The boundary is also treated with fencing, preventing overlooking onto the open land.

The south elevation proposes to have a window which may overlook the neighbouring property of no. 34, which is on a lower ground level. The side elevation of the neighbouring conservatory (no.34) is approximately 5.05 metres away from the window in the south elevation of the proposed extension. This is in breach of the 21 metres guidance distance. However, the existing conservatory at no.35 is clear glazed on the south elevation, which already causes a degree of overlooking. As such the extension would contain less glazing on its southern elevation than the existing conservatory and therefore would be an improvement when compared to the existing situation.

An existing window on the south elevation will be enlarged and would face a blank wall on no. 34 with no window openings. It is noted that this alteration could be undertaken under permitted development. As such there are no amenity concerns related to the enlargement of this window.

Highway Safety

The proposed development will not add bedrooms to the property, as such will not increase demand for parking. Furthermore the proposal will not impact upon the existing off-street parking provision. Consequently the development proposal does not raise any highway safety concerns.

Trees

LP Policy EQ 9 states that the council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

The site is located within a TPO area, however the proposed extension will be of the same footprint as the existing rear conservatory. It is considered that the development will not impact upon any nearby trees.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 13th January 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council