

DELEGATED DECISION REPORT

HPK/2022/0346
Valid 01/08/2022

4 LEE VALE DRIVE
CHARLESWORTH

ERECTION OF TWO STOREY
SIDE EXTENSION AND
SINGLE STOREY REAR
EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design
- Highway safety

DESCRIPTION OF SITE

4 Lee Vale Drive is a 3 bedroom semi-detached property with single storey detached garage. The property is constructed from yellow brick, with some tiling on the first floor front elevation.

The property benefits from having a large curtilage, with driveway which can accommodate 2 off-street car parking spaces. To the rear there is substantial decking and a small rear conservatory extension.

This section of Lee Vale is made up of matching semi-detached properties. A number of which have had previous side extensions. Lee Vale drive slopes downwards to the Northwest, resulting in a staggered effect with neighbouring properties have very differing ground levels.

PROPOSAL

Planning permission is sought for a two storey side extension and a single storey rear extension. The plans originally submitted would have resulted in the two sets of semi-detached houses, becoming terraced in effect. It was originally proposed that the two storey side extension and single storey rear extension meet the boundary of no. 6 Lee Vale Drive.

Revised plans were subsequently submitted to address design and amenity concerns. The proposed two storey side extension will have a 800 mm separation from no.6, maintaining the semi-detached nature to the properties. The proposed side extension will be set forward of the principal elevation, in line with the properties existing porch this will be akin to the side extension seen on no.6. The front elevation will have a garage door with double glazed obscured window above.

The single storey rear extension will be 1.9 metres away from the boundary with no.6, but almost meet the boundary of no.2. this rear extension will have large sliding glazed doors, which open onto a small decking area (1 metre in depth) to provide stepped access down to the garden level. Furthermore the rear extension will have a pitched roof with 3 roof lights.

The rear if the side extension will have one first floor window to match the existing and a floor to ceiling window on the ground floor to provide light into a playroom.

Internally the garage will not be large enough to provide parking for a vehicle. The space provided by the side extension is otherwise utilised by a utility room and playroom. The rear extension will provide an open plan kitchen dining area. On the first floor the side extension will create a new master bedroom with ensuite, making no.4 a four bedroom property.

Revised plans also propose to extend the drop kerb to provide a 3rd driveway space.

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

CONSULTATIONS

Publicity

Site Notice expiry date: 08/09/2022
Neighbour consultation period ends: 01/09/2022
Press Advert: N/A

Public Comments

Neither (0)
Support (0)
Objection (4):

- Concerns over terraced effect
- Concerns over size of extension
- Concerns over small garden size for water run-off.
- Design concerns
- Concerns over neighbouring amenity.

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

N/A

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that moderate scale development which meets local needs should be allowed in large villages such as Charlesworth. 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.

Revised plans step the proposed side extension sufficiently away from the boundary with no.6 to ensure that the visual effect and character of the semi-detached properties are maintained. Neighbouring properties no. 2, 6 and 8 have all previously completed 2 storey side extension of a similar nature to that which is proposed at the host site. The two storey side extension will be stepped forward of the principal

elevation, inline with the original porch, this will mirror the side extension previously approved at no.6.

At the rear the single storey extension will be 1.9 meters away from the boundary with no.6. The rear extension is approximately 2 metres wider than the GPDO (2015) would allow for, as permitted development would only allow for an extension beyond the original dwelling. No.2 have a small rear extension which is allowed under permitted development. Furthermore the proposed rear extension will replace an existing smaller rear conservatory extension. As such rear extension are not seen as out of character for this section of Lee Vale Drive.

The rear decking will only be 1 meter in depth, but run the width of the rear extension. As the decking will utilise matching materials to the property, it is seen as a visual improvement upon the existing wooden decking.

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 two storey side extension will not lead to any overlooking, overbearing or privacy concerns due to its positioning. The new first floor window on the front elevation is approximately 22 metres away from any windows on properties on the opposite side of Lee Vale Drive. At the rear the proposed rear windows will face the rear garden of no. 21 Glossop Road. All rear windows are a sufficient distance from the boundary with no. 21 Glossop Road as to not to cause any amenity concerns (approximately 12 metres).

The proposed rear extension will sit 1.9 metres away from the boundary with no.6, which is on a significantly lower ground level than the host site. As such the rear extension cuts across 44.1 degrees (angle) of the nearest ground floor window (French rear doors). As such the rear extension does not breach the 45 degree rule of amenity.

Furthermore the rear decking is only 1 metre in depth. As such it is not considered deep enough of occupants to sit upon, but will only be used to provide access to the rear garden. It is therefore considered not to pose any amenity concerns. Should the decking be any wider there may have been potential for overlooking or excess noise. However, this is negated by the narrow depth.

At the boundary with no.2 Lee Vale the rear extension and decking will boarder the existing extension of no.2, which is on a higher ground level to the host dwelling. As such there are no amenity concerns regarding the boundary with no.2.

Highway Safety

LP Policy EQ 6 states that all development should be easy to move through, incorporating integrated car parking, pedestrian routes, and, where appropriate, cycle routes and facilities.

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1.

Appendix 1 states that 4 bedroom dwellings require 3 off-street parking spaces.

As the proposed garage is too small to provide off-street parking for a vehicle it is prosed to create another driveway space, and drop the kerb. Lee Vale Drive is a non-classified road, and as such dropping the kerb would otherwise be seen as permitted development. As such there are no objections to dropping the kerb to extend access to no. 4 as it will facilitate acceptable levels of off-street parking.

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: 18th January 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council