

DELEGATED DECISION REPORT

HPK/2022/0542
VALID 02/12/2022

2, CRAIG DRIVE, WHALEY
BRIDGE, DERBYSHIRE,
SK23 7LD

CONVERSION OF LOFT LEVEL
OF BUNGALOW INCLUDING
WINDOWS TO GABLES AND A
DORMER EXTENSION (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Impact on Highway Safety

DESCRIPTION OF SITE

The application site lies within settlement boundary for Whaley Bridge as defined by the Local Plan policies map. The site comprises a detached bungalow which is located within a predominantly residential area comprising bungalows and two storey properties. The dwelling is located on a corner plot on the junction of Craig Drive and Rock Bank. There are significant land level changes on site with the bungalow located at a higher level than surrounding public highways with pedestrian access to the site via steps. The dwelling has been extended previously with a single storey side extension. Detached outbuildings are located at a lower land level to the dwelling, to its side and adjacent to Rock Bank.

PROPOSAL

This application proposes the construction of a roof dormer and alterations to the gable elevations which include the insertion of new openings. The works would facilitate a loft conversion. The proposed loft conversion would provide for two additional en-suite bedrooms, creating a 4 bedroom property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S6 Central Sub-area Strategy
- EQ6 Design and Place Making

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 16/01/23
Neighbour consultation period ends: 02/01/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No Highway Safety comments to make.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located the settlement of Whaley Bridge, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties can be acceptable, subject to whether the design is appropriate, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

Policy S 1a states that all new development should contribute to sustaining communities and protected and/or enhance the environment. 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 High Peak Design Guide (2018), at 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*.

The High Peak Residential Design SPD (2005), at 9.0 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”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*. At 9.4.2 the Design SPD states that *“Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses, especially terraced properties”*.

The host property is a detached bungalow which is located at the junction of Craig Drive and Rock Bank. The front gable elevation of the dwelling faces Craig Drive, while the side elevation, including roof slope faces towards Rock Bank. The dwelling is in an elevated position to these two public highways.

Views of the property are obscured slightly when approaching from the south and the property is not prominent in view until the road junction. When on Rock Bank to the side, the land levels, existing fencing and outbuildings obscure the existing dwelling and its roofslope, while these features are also the prominent features which obscure views of the dwelling when approaching from the west.

The proposed flat roof dormer would represent a significant intervention to the side roof slope and would be an addition which is at odds with the design and character of the host dwelling.

Notwithstanding the above, as the dormer would not be in the principal elevation of the host dwelling, a dormer of the nature proposed could be carried out under permitted development rights. It is only the lack of obscure glazing which to the side elevation openings which would mean the development requires planning permission. This is a material consideration in the determination of this application and one to which weight can be attached.

In terms of harm to the streetscene, given the land level changes, existing significant boundary treatments and positioning of outbuildings. These matters would help to obscure the proposed development to a degree which would lessen the overall impact on the character and appearance of the area. With all matters considered, on balance, the proposed dormer is considered to be acceptable in this instance.

It is considered that the proposed window alterations to the front elevation would not result in any adverse harm to the character and appearance of the dwelling or street scene. It is noted that number 4 has a Juliette balcony, which although smaller would be an existing feature of the street scene.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and 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.

Given the scale of the proposal, and the spacing between properties, it is considered that there would be no overbearing, overshadowing, or loss of light to neighbouring dwellings.

A number of new openings are proposed. This includes a first floor window within the front gable elevation. This window would face towards the curtilage of No.1 Craig Drive, albeit over a public highway and position over 30m from this neighbour. As such no adverse loss of amenity through overlooking or loss of privacy would arise.

The proposed windows within the side dormer would face over the public highway and a railway corridor beyond. As such no amenity issues would arise.

The new openings within the rear elevation at first floor level would face towards No.23 Rock Bank with potential for views into the garden. This window is a secondary opening and it would be appropriate for this window to be obscure glazed.

Highway Safety

The application proposals result in an uplift in bedrooms at the site. The site enjoys sufficient off street parking on its driveway and within its garage to accommodate any increase in demand. DCC Highways have raised no objection to the proposed development.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 27/01/2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council