

DELEGATED DECISION REPORT

HPK/2022/0458 Valid 10/10/2022	15 ONE ASH ECCLES ROAD CHAPEL-EN-LE-FRITH	FRONT EXTENSION (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Design
- Amenity
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DESCRIPTION OF SITE

One Ash, 15 Eccles Road is a large detached 4 bedroom property, facing the open countryside. The property is finished with white render, with grey uPVC windows and grey slate roof. The front door and garage door are timber.

No. 15 has a large driveway which can accommodate 3 cars and garage for 1 vehicle. On the front elevation is a two storey bay window/extension.

A number of other properties along Eccles Road are also rendered. This included the adjacent property no. 17 Eccles Road.

PROPOSAL

Planning permission is sought for a small extension on the principle elevation. It is proposed to enlarge the existing two storey bay window to square off the bay. The extension will be finished in render to match the existing dwelling.

The original plans also proposed to clad the upper storey of no. 15 in timber cladding and to the rear elevation will also be timber clad to frame the rear glazed doors.

Revised plans remove the cladding from the scheme. Revised plans now propose no alterations to the existing rear elevation. It is proposed to extend the existing bay window on the front elevation, to create a square bay window and incorporated porch. This will include removing the crenelations from the roof of the bay window. A small roof light will be introduced above the existing front roof to provide light to the proposed porch. A first floor window above the front door will be removed. The number of windows on the existing bay window will be reduced from 4 to 2. The proposed extension is to be finished in render to match the existing property.

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

Chapel-en-le-Frith Neighbourhood Plan

No relevant policies

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/6481 - Extension To Lounge And Extension To Form Shower/dressing Room And Car Port APPROVED
HPK/2012/0319 - Proposed Demolition Of Existing Single Storey Extension & Erection Of A Two Storey Hipped Roof Extension. Removal Of Existing Hipped Roof(s) & Formation Of New Double Hipped Roof. First Floor Hipped Roof Extension Over Garage And 3no. APPROVED 25/07/2012

CONSULTATIONS

Publicity

Site Notice expiry date: 23/12/2022
Neighbour consultation period ends: 08/11/2022
Press Advert: N/A

Public Comments

Neither (0)
Objection (0)
Support (1):

The proposed development should enhance the property and add value to the locality in general. I fully support the application without reservation.

Town / Parish Comments

Chapel Parrish Council – No objection

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make.

OFFICER COMMENTS

Principle of Development

The site lies within the Chapel-en-le-Frith Neighbourhood Plan area. LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Chapel-En-Le-Frith. The site is situated within this built-up area boundary. Therefore, the principle of the development is acceptable subject to consideration of the following considerations.

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 adopted High Peak Design Guide 2018 sets out the parameters which new development should respond to. In respect to extensions it states at paragraph 5.2 that: Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character. The aim should be to revitalise the building without altering its fundamental character.

Paragraph 5.5 continues: 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.

Paragraph 7.25 states that there is no tradition of external timber boarding in the High Peak.

The proposed revised plans do not include the originally proposed cladding. Revised plans show a small extension, and reduction in height to the existing front bay window. The proposed extension harmonises nicely with the parent dwelling,

squaring off an existing element of the principle elevation. While extensions beyond the principle elevation are not typically considered desirable the proposed alterations will improve the appearance of the existing elevation without altering the existing readability or character of the host building.

Eccles Road hosts a mix of buildings, all of differing characters with render used as a reoccurring material along the street scene. The proposed extension, finished in render to match the existing building, is not thought to negatively impact upon the character of the Eccles Road street scene.

As such the revised designs are considered to be acceptable in terms of design.

Amenity

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 proposed works would not introduce any new window openings to the property or lead to any other amenity concerns.

Highway Safety

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.

The proposed extension would maintain the existing 3 driveway spaces, as such not leading to any highway safety concerns.

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 : Approval

Case Officer: Rachel Robinson

Recommendation Date: 25th January 2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council