

DELEGATED DECISION REPORT

HPK/2022/0512
Valid 24/11/2022

61 GREEN LANE
HADFIELD
GLOSSOP

REMOVAL OF EXISTING
CONSERVATORY - SINGLE
STOREY REAR EXTENSION
5M X 4M

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application relates to No.61 Green Lane, Hadfield, a two storey end of terrace property constructed from a traditional gritstone characterised by a small conservatory that extends approximately 3 metres which spans a width of approximately two thirds of the original rear elevation.

Although bounded by a 1.8m boundary fence the site is relatively prominent from the south and east, from a nearby footpath that travels eastwards from Green Lane. The site is bounded to the north by No.59 Green Lane, which is also characterised by a small rear extension, sharing a partition wall and boundary fence.

PROPOSAL

The application seeks permission to demolish the existing rear conservatory and the construction of a single storey rear extension, thus providing additional living space for the applicant.

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
S5 Glossopdale Sub-area Strategy
EQ6 Design and Place Making

National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 12th January 2023
Neighbour consultation period ends: 27th December 2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

None

OFFICER COMMENTS

Principle of Development

The application seeks permission for domestic extensions and alterations to an existing residential property that lies within the built-up area boundary of Hadfield, identified as a Larger Village under the settlement hierarchy set out within Local Plan (LP) Policy S2. Such settlements are identified as being able to accommodate development of a modest scale. The site is not constrained by any sensitive statutory designations.

Given the nature of proposed development, and the planning policy context above, the principle of development is supported subject to an 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 dwelling comprises a traditional end of terrace property that is bounded by a 1.8m boundary fence, with prominent views of the rear elevation to the south and east from a nearby footpath. As such, any extension to the rear of the property should be sensitively handled. The existing conservatory is modest in scale but offers no aesthetic value and therefore any proposal to replace this structure with an extension that is of a higher design quality will be encouraged.

As submitted, the proposed replacement extension was shown to have a flat roof and extend by 5m. This design approach raised concerns from Officers that amounted to the depth of the extension being excessive when read in conjunction with the main dwelling – having a depth of approximately 7.2m – and the flat roof being unsympathetic by way of its appearance.

Following ongoing discussions with the applicant's agent, revised plans have been submitted which show the proposed extension to have a reduced depth of 3.5m and the introduction of a lean-to roof in place of the originally proposed flat roof. Earlier versions of the proposed plans attracted concerns from Officers regarding the choice of materials. However, the latest revision (Rev E) shows the materials to match that of the main dwellinghouse, in accordance with design guidance, and as such addresses this issue.

In its revised form, the proposed extension is considered to amount to an aesthetic improvement to the overall character and appearance of the dwelling, reading as a subordinate and secondary structure that respects the dominance of the dwelling, in accordance with 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 sole property who has the potential to be adversely affected by the proposed rear extension is No.59 Green Lane which lies immediately to the north, sharing a partition wall and boundary fence.

Officers were originally concerned regarding the potential breach of the 45 degree angle taken from the centre point of the nearest habitable window and thus a resultant loss of natural sunlight, to the detriment of residential amenity. However, the latest revised plans have categorically demonstrated that the 45 degree angle taken from the rear habitable window of the existing rear extension at No.59 Green Lane would not be breached, partly as a reduction in the depth of the proposed extension. Given the single storey nature of the proposed extension, and presence of boundary treatment, it is considered that there would not be any overbearing impacts to the occupiers of this neighbouring property.

There are no windows shown on the floorplan facing the neighbours property. However, as no elevation is provided of this side, a condition is considered to be prudent.

As such, it is concluded that the proposed extension in its revised form would not result in any harm to the residential amenity of any neighbouring property, in accordance with LP Policy EQ6, relevant Supplementary Design Guidance and relevant paragraphs within 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 for a replacement single storey rear extension to No.61 Green Lane, Hadfield, which is not constrained by any sensitive statutory designation.

Following positive and constructive dialogue with the applicant's agent, revised plans and elevations have been submitted that are considered to have addressed all previous concerns relating to matters of design and residential amenity, and in its final revised form, complies with all relevant local development plan policies, relevant Supplementary Planning Guidance and relevant paragraphs under Chapter 12 of the NPPF.

As such, the application is considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 2nd February 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council