

DELEGATED DECISION REPORT

HPK/2022/0538
Valid 21/12/2022

13 HAYDN FOLD
CHARLESWORTH

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design
- Conservation Area

DESCRIPTION OF SITE

13 Haydn Fold is a semi-detached bungalow, outside of the Charlesworth conservation area. The property is clad in stone, with grey roof tiles. The property has a moderate curtilage with provision for one off street parking space on the driveway, and one within the detached garage. No. 13 is characteristic of the other properties on Haydn Fold. Haydn Fold is exclusively semi-detached bungalows of a similar nature to no.13. The size of the curtilage and amount of off street parking provision varies from property to property. Some of the properties along Haydn Fold boast detached garages, and drive ways with parking for 1 or more cars. However, all properties on Haydn Fold are characteristic of each over with very few alterations which impact upon the street scene.

At the rear, there has been a previous single storey, flat roofed extension. The rear garden slopes upwards towards the rear boundary. Furthermore, the boundary of the rear garden is treated with low level fencing on all sides.

PROPOSAL

Planning permission is sought to replace the existing rear extension with a larger gabled roof extension. The proposed extension will be 4.70 metres in width, and project 5 metres beyond the rear elevation of the original dwellinghouse.

The proposed extension will be constructed of materials to match the existing property.

Revised plans retain the same dimensions as originally proposed. The north-east elevation will be blank, with no window opening proposed. Along the south-west boundary it is proposed to introduce some 6ft fencing to provide privacy to the neighbouring 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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed places
Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 30/01/2023
Neighbour consultation period ends: 10/01/2023
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

Charlesworth Parish Council – none received

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

HPBC Conservation Officer

No comments to make

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 material 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 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.

Paragraph 3.9 continues that new buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities.

The proposed rear extension replaces an existing flat roofed rear extension. The proposed extension will better harmonise and complement the original dwellinghouse. The proposed rear extension will be subordinate to the host dwelling, with the proposed ridgeline being set down from the main ridgeline. Other properties along Haydn Fold have also had rear extensions of a similar nature and as proposed extension is not out of character with the surrounding street scape.

Although the boundary of the conservation area aligns with the rear garden boundary, the proposal would not harm the setting of the conservation area.

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 boundary treatments surrounding the rear garden are all low fencing, allowing for views into neighbouring gardens. The initial plans shows a large French window facing no.11. As such any opening on this elevation would result in overlooking into the neighbouring property and garden. Revised plans have removed a proposed side facing window on the side elevation facing no.11 in order to ensure amenity is not harmed.

Furthermore the proposed French doors facing no. 15 would result in overlooking onto the neighbouring patio. Revised plans propose to install a 6ft fence along the boundary with no.15 to ensure that overlooking does not occur. It is felt that the inclusion of new boundary treatment will satisfactory maintain amenity and privacy of both dwellings.

It is also proposed to install glazed doors on the rear facing elevation. The properties to the rear on the application site are situated at a sufficient distance (22m) as to not have their amenity harmed by the proposal.

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 proposal does not result in an increase in bedroom, and therefore does not lead to an increased demand for off-street parking. As such there are no highway safety concerns in connection to this application.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It would not harm the setting of the conservation and would continue to sustain it. 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: 30st January 2023

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council