

DELEGATED DECISION REPORT

HPK/2022/0571	3	NEW WINDOW
Valid 28/12/2022	MEADOW NOOK COTTAGES SPINNERBOTTOM BIRCH VALE	(FULL - HOUSEHOLDER)

MAIN ISSUES

- Green Belt
- Amenity

DESCRIPTION OF SITE

3 Spinnerbottom is a semi-detached cottage, of a style which is traditional to the High Peak. The rear of the dwelling faces a rear garden which rises uphill. Low rear boundary treatments allow for rear views onto the long private driveway of Birch House.

The property presently has timber sash windows painted grey. To the rear there is a large timber sash window on the first and ground floor, with a small timber sash window on the first floor above the rear entrance.

PROPOSAL

Planning permission is sought to insert a new, replacement window in the rear elevation. It is proposed to replace the existing small rear window with a larger sash window to match those currently in place on the rear elevation.

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 4 Green Belt Development
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
Section 13 – Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0143 – Proposed two storey rear extension with 2 no rooflights
APPROVED 11/05/2021

CONSULTATIONS

Publicity

Site Notice expiry date: 17/02/2023
Neighbour consultation period ends: 24/01/2023
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

New Mills Town Council – No objection

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

The application site is within the Green Belt. Paragraph 147 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. LP Policy EQ 4 states that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.

NPPF Paragraph 149 (c) states that the extension or alteration of a building is considered appropriate development provided that it does not result in disproportionate additions over and above the size of the original building. The proposed alteration involving a replacement window is not considered to result in a

disproportionate addition to the existent building. There would be no change in the overall size of the dwelling and therefore the development amounts to appropriate development in the green belt.

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 proposed new window, given its vertical proportions will be of a design and appearance that harmonises with those which are already present on the rear elevation of the host dwelling. As such the proposed window is considered to be of an appropriate design and size as to not harm the buildings character.

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 new window replaces an existing smaller window overlooking the properties rear garden and a private driveway to the rear. As the proposed window will replace an existing window it will not pose any additional amenity concerns.

Highway Safety

The proposed new window will not impact upon highway safety.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of the green belt, 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: 20th February 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council