

DELEGATED DECISION REPORT

HPK/2022/0475
Valid 24/11/2022

**HIGHFIELD, WHALEY
LANE, WHALEY BRIDGE,
DERBYSHIRE, SK23 7BA**

**LOFT CONVERSION
INCLUDING RAISING
EXISTING RIDGE LINE TO
ALLOW FOR ADDITIONAL
LIVING ACCOMMODATION, &
INTERNAL ALTERATIONS
(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site is a two-storey detached house with a 1.5 storey side projecting element with a flat roof dormer and wrap around roof which intersects with the porch. There is a further flat roof dormer set into the roof on the front elevation.

The rear elevation has a central projecting gable with a dual pitch. There is a first floor balcony and to the other side of the gable, a lean-to element.

The house is constructed from natural gritstone and has a tile roof. It is a later 19th century construction.

To the front there is a detached garage and parking spaces for several vehicles,

For the purpose of the Local Development Plan, the site lies within the built-up area boundary and is not constrained by any sensitive statutory designation. The property has Victorian houses to either side and there is housing stock of mixed ages on the road. To the rear is an open field with the land sloping down ultimately to Toddbrook Reservoir.

PROPOSAL

The proposal is to raise the ridge of the roof to accommodate a loft conversion and to add a rear dormer onto the rear roofslope and amending the existing front dormers to deliver pitched roofs. The proposal initially include the addition of areas of cladding to the front and rear elevations but this has been removed from the scheme.

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

S6 Central Sub-area Strategy

EQ6 Design and Place Making

CF6 Accessibility and Transport

Supplementary Planning Documents

High Peak Design Guide

Residential Design SPD section 9 – Domestic Extensions

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development

Section 4 Decision-making

Section 9 Promoting sustainable transport

Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2009/0228 - Reconstruction of main roof, erection of front gable and extension of porch. This application was approved and has been implemented in part by the construction of the porch.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.01.2023

Neighbour consultation period ends: 15/12/22

Public Comments

None received

Town / Parish Comments

None received

Derbyshire County Council Highways

No highway objections

OFFICER COMMENTS

Principle of Development

The application seeks permission for an to an existing residential property that lies within the built-up area boundary of Whaley Bridge; one of the larger market towns which is identified as the focus for housing and economic growth under Local Plan (LP) Policy S2. The site is not constrained by any sensitive statutory designation. Having regard to the nature of the development and the planning policy context set out above, the principle of development is considered to be acceptable subject to all material considerations.

Design

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

Paragraph 130 states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The house has a strong horizontal emphasis in its current form which is at odds with the strong verticality of the surrounding Victorian properties. The proposal to raise the height of the property will help to create a more vertical form and is in principal acceptable. Amended plans have been provided by the applicant's agent which raise the eaves height. This was necessary in order to avoid the larger roof structure being unbalanced and overly dominant.

The front dormer windows are improved considerably by the addition of the dual pitched roof forms.

The rear elevation has been amended to deliver simpler fenestration with smaller openings and a dormer which is less dominant than the earlier proposal.

The changes to the form are acceptable in principle and will deliver positive enhancement to the property. Raising the eaves is essential to avoid dominance of the roof and the scheme is acceptable with this change.

Cladding was proposed to the front and rear of the property and to the side elevations of the projecting dormers and gable. This has been removed from the scheme as the addition of cladding would be harmful to the appearance of the building and wider streetscene. Stone to match the existing is proposed which will

make a positive contribution to the building and the streetscene and is in line with policy.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to 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. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

The property is substantially lower than in height than the neighbouring houses and raising the ridge will not significantly alter the existing relationship.

The properties are detached and have a good degree of separation with around 4m between the buildings.

Highway Safety

Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network.

Paragraph 110 of the NPPF states that in assessing applications for development, a safe and suitable access should be achieved for all users. Paragraph 111 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal will provide an additional bedroom. Adopted parking guidelines in the Local Plan indicate that dwellings with four or more bedrooms should be provided with three off-road parking spaces. There is sufficient parking available on the site.

The Highway Authority has not objection to the proposal.

CONCLUSION / PLANNING BALANCE

The proposed scheme is considered acceptable from a design perspective and with no adverse impacts on visual amenity, nearby residential amenity, or highway safety, the application is considered to be in accordance with the relevant policies of the Local Plan and paragraphs of the NPPF and is recommended for conditional approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jane Newman

Recommendation Date: 08/02/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council