

DELEGATED DECISION REPORT

HPK/2022/0386
Valid 13/09/2022

105 HIGH HILL ROAD
NEW MILLS

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

105 High Hill Road is an end terrace property constructed of stone with brick quoining and slate roofs. The side wall of the property is rendered.

To the front of the property is a driveway which provides off street parking for 2 cars, with a small section of grass. At the rear of the property is a patio area and large area of grass.

PROPOSAL

Planning permission is sought for a single storey rear extension to provide accessible living accommodation. The proposed extension would extend to the side of the property, providing a separate entrance to the extension, with ramp. To the rear the proposal will extend 6.6 metres from the existing property. The proposed rear extension will provide a lounge and breakfast area, with single bedroom and shower room. The rear extension will be stepped in from the boundary with 107 High Hill Road.

The proposed extension will be flat roofed, with roof light over the breakfast area. furthermore the proposal will be rendered to finish.

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

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 21/10/2022
Neighbour consultation period ends: 17/10/2022
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located in the 'market town' of New Mills as identified in LP Policy S 2 (2020). Policy S 2 seeks to focus housing, employment and service growth within Market Towns, however any development must maintain and where possible enhance their role, distinctive character vitality and appearance. The principle of the proposed development is therefore considered acceptable subject to consideration of the relevant policies.

Design

The NPPF highlights that good design is a key aspect of sustainable development and should contribute positively to creating places which people wish to live and work. Paragraph 130 requires development to function well and add to the overall

quality of the area for the lifetime of the development. It should respond to local character and history and be visually attractive as a result of good architecture, layout and appropriate landscaping. Paragraph 134 of the Framework advises that permission should be refused for development that is not well designed and where it fails to reflect local design policies and local design guidance, including supplementary planning documents.

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 High Peak Design Guide 2018 sets out the parameters which new development should respond to. In respect to extensions it states at paragraph 5.5 that:

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.

The proposed side element of the extension is set back from the principle elevation, emphasising its subordinate nature. The proposed extension has a larger footprint than would typically be allowed on a property of this traditional style and size. In this case it is acknowledged that the proposed extension is designed for a disabled adult. As such this is required to be of a minimum size to allow for the safe movement of a wheelchair throughout the extension. It is also noted that an extension of a similar size, excluding the side access (figure 1), could be allowed under a householder notification application, providing the applicant with a strong fallback position.

In regards to materials it is proposed to render the proposed extension to match the rendered end gable of the property. While it would be preferable for the extension to be finished in stone, the render on the host dwelling makes the proposed render finish acceptable in character.



Figure 1 – fallback design, which would be allowed under the GPDO (2015).

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 assessment of amenity has been undertaken with the alternative fallback position in mind. The proposed extension is stepped back along the southern elevation. This is to lessen the harmful impact on the amenity of the adjoining neighbour. While the proposed extension will still have some impact upon the this neighbour due to the location of the conservatory, they (no. 107) sit to the south of the application site negating any overshadowing effect. Under the fallback position (figure 1) this impact upon the neighbours would be worse as there would be no stepping of the design.

To the north boundary of the application site the neighbour has a single storey side extension while will be overshadowed by the proposed extension. An existing shed (figure 2) on the application site will already be overshadowing the rear window of no.103's extension. The proposed extension will overshadow the neighbours less than the existing shed, which is to be removed should this application be approved.

Furthermore the proposed side facing window would face the windows of no.103, leading to privacy concerns. As such it is recommended that this window be obscure glazed and opening at a high level only.

In regards to the concerns of both overshadowing and overlooking, no.103 would be able to install a 2 metre fence under permitted development. This would negate any concerns regarding overlooking. It would also minimise and overbearing impact as the extension would only go 1 meter above the fence.



Figure 2 – Image showing no.103 extension and existing shed location.

Highway Safety

The proposal does not impact upon highway safety. While the proposed extension added an additional bedroom to the property, the existing driveway can accommodate 2 cars. 2 vehicles should be ample for a property of this size.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed extension has been design with the specific purpose of providing adequate living accommodation for a disabled individual. Furthermore the applicant has a fallback position which would have a more harmful impact upon the neighbouring amenity that the proposed development. As such it is recommended that the application be approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 16th February 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council