

DELEGATED DECISION REPORT

HPK/2022/0462
Valid 30/12/2022

179 WHARFDALE LOW
LEIGHTON ROAD
NEW MILLS

INSTALLATION OF GATES TO
REAR AND SIDE OF
PROPERTY TO A HEIGHT OF
6FT

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Highway Safety
- Design

DESCRIPTION OF SITE

179 Low Leighton Road is a semi-detached occupying a prominent corner plot. The application site has a hedge boundary treatment measuring around 2 meters in height. The property has a small iron gate on the principle and on the side elevation. To the rear is a wider iron gate, which provides access to an off street parking place with in the curtilage.

PROPOSAL

Planning permission is sought to replace the existing iron side gate and rear gate. The replacement gates will be 6ft timber gates.

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

HPK/0000/8602 – Kitchen Extension APPROVED

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 objections provided that any gates shall open inwards.

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as New Mills. The site is situated within this built-up area boundary. Therefore, the principle of the development is acceptable subject to consideration of the following policy.

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 gates along Low Leighton are characteristically 1 meters iron gates, however, there are other examples of 6ft timber fencing and gates present along Highfield Terrace behind. The proposed side and rear gate will not be visible from Low Leighton Road, and only visible from Highfield Terrace. As such the introduction of 6ft timber fencing will not be out of character with the other 6ft timber fencing along the existing street scene.

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 proposed gates will not have any negative impact upon neighbouring amenity as they will be integrated within the existing 2 meter high hedge row.

Highway Safety

LP Policy EQ 6 states that all development should be easy to move through, incorporating integrated car parking, pedestrian routes, and, where appropriate, cycle routes and facilities.

DCC Highways have not objected to the proposed gates. It is however advised that any new gates open inwards as to ensure highway safety is not harmed, including pedestrians using the adjacent footways.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of 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: 22nd February 2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council