

DELEGATED DECISION REPORT

HPK/2022/0546
Valid 19/12/2022

36 SPENCER ROAD
CHAPEL-EN-LE-FRITH

SINGLE STOREY REAR AND
SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design

DESCRIPTION OF SITE

36 Spencer Road is a semi-detached property, finished in a combination of render, brick and cladding. The dwellings principle elevation faces a footpath with the rear of the property facing out onto Spencer Road itself. The rear of no. 36 is fenced off, with a small garage and driveway to the side, allowing for 1 car to park on the driveway, with a second car in the garage. The rear of the property currently has a small conservatory, built under permitted development.

PROPOSAL

Planning permission is sought to replace the existing rear conservatory with a single storey rear extension. The proposed rear extension will come out 2.3 metres, sit flush with the existing garage. The extension will be finished in brick to match that of the garage, and some of the brick detailing on the original dwelling house. There will be bifold doors to access the rear garden with 2 rooflights. There will also be a vent pipe coming from the side of the proposed extension.

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

Chapel-en-le-Frith Neighbourhood Plan

National Planning Policy Framework

Section 4 – Decision-making

Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 17/02/2023
Neighbour consultation period ends: 22/02/2023
Press Advert: N/A

Public Comments

One letter of support has been received.

Town / Parish Comments

None Received

Environmental Health

N/A

Derbyshire County Council Highways

No Highway safety Comments to Make

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Chapel-En-Le-Frith. The site is situated within this built-up area boundary and also within the neighbourhood plan area. 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 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.

There are several other rear extensions of a similar nature along Spencer road. Numbers 38 and 40 have small porch extensions, while number 30 has a large rear and side extension.

The existing rear extension is of poor design and is only marginally smaller than that which is proposed. The proposed design will sit flush with the existing garage and be built from brick. Although the majority of the original dwellinghouse is rendered the brick extension will distinguish this as a later addition, while complementing the materials of the garage and surrounding houses.

As such it is considered that the extension would not harm the visual character of the 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 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 rear extension will be approximately 500mm longer than the existing rear extension. Neighbouring property no. 32 has one rear window on the rear elevation. The proposed extension will not breach the 45 degree rule, in regards to this window (the angle being approx. 40 degrees). Furthermore the rear window of no. 32 faces south west and will benefit from receiving high levels of natural sunlight. As such while some overshadowing may occur, due to the increased height of the extension when compared to the existing conservatory, it is considered that the neighbouring amenity will not be harmed.

It is also noted that if the proposed vent pipe were to be removed from the proposed extension a rear extension of up to 3 metres could be constructed under permitted development. Such an this form of extension would have a greater impact on neighbouring amenity than the currently proposed development, creating greater overshadowing.

It is also noted that at present the existing conservatory has a side window directly overlooking the rear garden of no. 32. The proposed extension will not overlook no.

32 in this way as there is no side window. As such the amenity of no.32 will be improved in regards to overlooking and privacy.

The proposed extension will be located only approx 17 meters away from the rear window of no. 20, below the Councils privacy distance. However, there is an existing 2 metre fence to the rear of no. 36 which will help prevent overlooking. Furthermore no. 20 also has a 2metre fence and mature vegetation at the rear of its property protecting its privacy and preventing overlooking.

Highway Safety

The proposed development will not impact upon the number of bedrooms or the available parking facilities. As such it will not impact upon highway safety.

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 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council