

DELEGATED DECISION REPORT

HPK/2022/0502
VALID 17/11/2022

30, HALL STREET, NEW
MILLS, DERBYSHIRE, SK22
3BR

PROPOSED DEMOLITION OF
SIDE SUN ROOM AND
ERECTION OF SINGLE
STOREY SIDE EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Impact on Highway Safety

DESCRIPTION OF SITE

The application site is located within the settlement boundary for New Mills as defined by the Local Plan policies map. The site relates to a semi-detached two storey dwelling which is located within a predominantly residential area. The site is a corner plot located on the junction of Hall Street and Aldersgate. The dwelling has a detached garage to the rear accessed off Aldersgate. The site lies approximately 50m to the west of the New Mills Conservation Area.

The application site, its adjoining neighbour and the pair of similar red brick semi detached houses on the opposite of Hall Street, are interwar housing, forming an attractive pair of semi detached houses which frame the view up Aldersgate. Houses along Aldersgate, in contrast, are typically chalet style bungalows from the 1960's era with flat roof front facing dormers, and of their time.

PROPOSAL

This application proposes the demolition of an existing single storey side extension and its replacement with a single storey side extension. The extension would comprise part dual pitched roof and part flat roofed with parapet wall. Brick and tiles are proposed to match existing. The parapet is proposed to be tile hung, with tile to match existing. The proposed extension would provide for an extended kitchen and sun room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S6 Central Sub-area Strategy

EQ1 Climate Change
EQ6 Design and Place Making
EQ7 Built and Historic Environment
CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2019/0248 - Demolition of side sun room & erection of single storey side extension - Approved – 05/03/20

CONSULTATIONS

Publicity

Site Notice expiry date: 16/01/23
Neighbour consultation period ends: 15/12/22

Public Comments

None received

Town / Parish Comments

No objection

DCC Highways

No objection

OFFICER COMMENTS

Principle of Development

The application proposes householder development within the settlement of New Mills. Policy S6 confirms that within the Central Sub Area sustainable growth will be promoted which reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community.

Householder development in such locations is considered to be acceptable, as a matter of principle, subject to in this instance, matters relating design, including the setting of heritage assets, amenity and highway safety.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

Further guidance for extensions is contained within the High Peak Residential Design Guide SPD (2005), and the Design Guide SPD (2018).

The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension should result in a dwelling which is well designed in itself. Paragraph 9.4.1 states “In view of the their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.”

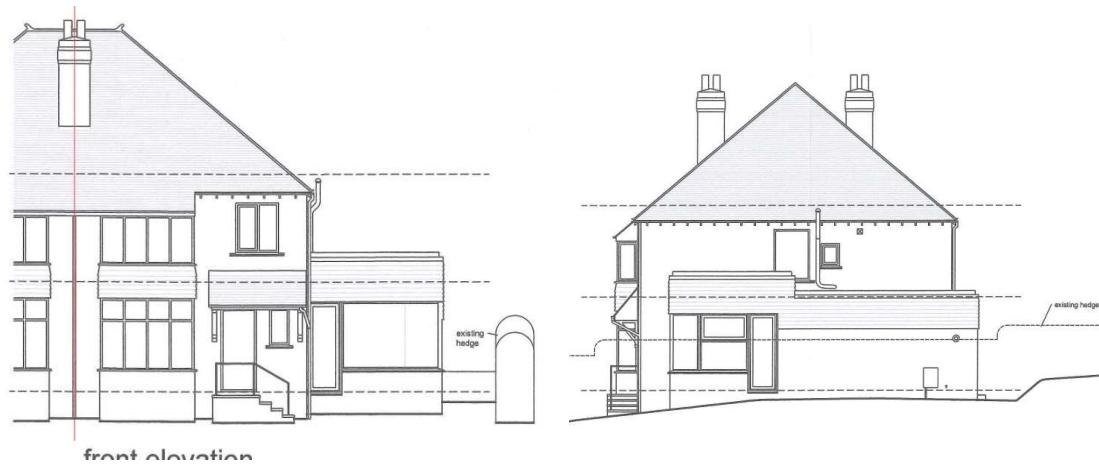
The Design Guide SPD (2018) at paragraph 5.2 states that “Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with, and not against, the buildings character.”

Paragraph 5.5 continues “extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing.

The NPPF also seeks to deliver high quality design in development and, at paragraph 134, states that development which is not well designed should be refused.

The application proposes the demolition of the existing side extension and its replacement with a larger single storey side extension. Planning permission has previously been granted for a single storey side extension which remains extant. This application proposes an extension of alternative design to that approved which was predominantly hipped and flat roof design. This proposal includes contrasting roof designs which includes an element of parapet roof towards the front along with a dual pitched roof to the rear.

As mentioned previously, planning permission has been granted for a single storey side extension to the property. However, the scheme as originally submitted under that application in 2019 was deemed to be unacceptable from a design perspective.



Original Proposals for HPK/2019/0248

In considering the above proposals, the LPA sought advice from the Urban Design Officer. In response to the scheme the Urban Design Officer advised.

The house is a typical inter-war traditional 1930's semi-detached dwelling with box bay windows. The size and proportions of the proposed single storey extension with a false parapet to disguise the flat roof at the back gives the impression of converted garage in size and shape. The dimensions of the new front window equals the dimensions of the bay on the main house but the perception of such that the proportions will look different due to the glazing bars on the existing bays giving a vertical emphasis and the new window without glazing bars giving a horizontal emphasis. The new vertical window is significantly disproportionate to the front door and is disruptive to the rhythm rather than harmonious on the front elevation, the repetition of the hung tiles on the bay onto the false parapet face will not work to balance the design.

The use of a false parapet is incongruous to the building form and typology in this location and is not an innovative design response and likely to appear unattractive when seen from the rear. The proposed extension will appear conflictive with the street scene and will not complement or enhance the original building form or typology. I would prefer to see a sloping roof to the street frontage and an extension that is subservient to the original building form. I am not convinced that the introduction of a modern extension in the side of the house will work in this location and will appear too urban in this context.

That application was subsequently amended to address the above concerns.

The current application includes design elements which were considered unacceptable previously, particularly the use of the false parapet roof. It is considered that this is an incongruous addition to the host dwelling and, coupled with the contrasting dual pitched roof, would represent a haphazard design which fails to be sympathetic to and harmonise with the character and appearance of the host dwelling.

The application site is located on a corner plot, with the dwelling being sited at an elevated position within the streetscene and, as such, enhances the prominence of the site. The proposed side extension would fill the gap between the two storey dwelling and Aldersgate, and given the site context and the inappropriate design, it is considered that the proposals would be prominent and incongruous within the streetscene. The proposals, with the contrasting roof design, having a box like appearance to the front element contrasting with the rearward dual pitched roof extension is a visually incongruous addition when viewed from the street scene and when set against the hipped roof of the host dwelling. Even with the presence of the hedgerow along the side boundary the height and roof form with its conflicting elements would be highly visible from the street scene.

Overall the proposed extension would not represent a consistent and well designed feature informed by the character of the host dwelling and which would draw undue attention. Consequently, the development would cause unacceptable harm to the character and appearance of the streetscene.

It is acknowledged that the proposed development would remove the existing conservatory to the side of the property which is not a positive characteristic in itself. However the conservatory is much smaller and only extends across half the width of the side elevation, therefore limiting its visual impact. The proposals would represent a more prominent and incongruous addition, of haphazard design, on this prominent corner plot.

The proposals would conflict with Policies S1 and EQ6 of the Local Plan, the High Peak Residential Design Guide SPD (2005), the Design Guide SPD (2018), and guidance contained within the NPPF.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and 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.

The relationship between the proposed extension and neighbouring dwellings is such that the development would not cause harm to the amenity of adjacent properties through overbearing, overshadowing, loss of day/sun light or privacy. The proposed extension can also be carried out without significantly eroding the private amenity space of the host property.

Highway Safety

LP Policy CF6 'Accessibility and Transport' seeks to ensure that new development can be safely accessed in a sustainable manner and minimise the need to travel, particularly by unsustainable modes.

The proposed development would not result in an increased demand for off street parking, while there would be sufficient off street parking retained on the driveway and detached garage to rear to serve the dwelling.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would conflict with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be refused

OFFICER RECOMMENDATION: REFUSE

Case Officer: Declan Cleary

Recommendation Date: 17/02/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council