

DELEGATED DECISION REPORT

**HPK/2022/0569
VALID 03/01/2023**

**2A, MARKET STREET,
WHALEY BRIDGE,
DERBYSHIRE, SK23 7LP**

**THE PROPOSAL IS FOR AN
EXTERNAL METAL STAIRS
FROM THE THIRD FLOOR
REAR WINDOW TO THE
GROUND ALL WITHIN THE
SITE BOUNDARY (FULL –
MINOR)**

MAIN ISSUES

- **Principle of Development**
- **Design Considerations (inc impact on heritage assets)**
- **Impact upon Residential Amenity**
- **Impact on Highway Safety**

DESCRIPTION OF SITE

The application site lies within settlement boundary for Whaley Bridge as defined by the Local Plan policies map. The site comprises a three storey (including lower ground/basement) end terrace property which includes a commercial premises at ground floor and residential accommodation at first floor level. The site lies within the Whaley Bridge Town Centre Boundary. The site also lies within the Whaley Bridge Conservation Area and Flood Zone 2 and 3. The site lies adjacent to the River Goyt.

PROPOSAL

This application proposes the construction of escape stairs from the first floor bedroom to ground level. The stairs would be of steel construction and wrap around the rear and side façade of the building.

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
EQ6 Design and Place Making
EQ7 Built and Historic Environment
EQ11 Flood Risk Management
CF1 Retail and Town Centres
CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

High Peak Design Guide (2018)

National Planning Policy Framework

Section 7: Ensuring the vitality of town centres

Section 12: Achieving Well-designed Places

Section 14: Meeting the challenge of climate change, flooding and coastal change

Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/0980 – Projecting sign, fascia sign on gable wall – Approved – 16/05/84

CONSULTATIONS

Publicity

Site Notice expiry date: 20/02/23

Neighbour consultation period ends: 01/02/23

Press Advert: 01/02/23

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No Highway Safety comments to make.

Conservation Officer

I have no issue with a means of escape in principle, though am concerned this style of escape in a very exposed vicinity on what is a fairly subtle building of traditional scale will be an eyesore.

The application has failed to recognise its neighbour a mere 32 approx meters away; the White Hart Public House, a Grade II Listed building and therefore setting has not been considered.

The application has not thoroughly considered any potential impact on the Conservation Area nor on close-by heritage assets. It may be pertinent to look at other options such as a vertical drop-down unit

OFFICER COMMENTS

Principle of Development

The application proposes minor development to a property which is located the settlement of Whaley Bridge, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Policy S6 seeks to promote the sustainable growth of the Central Area. The proposals are for the erection of an external escape stair from a first floor flat, the principal of which is considered to be acceptable.

It is acknowledged that the site lies within the town centre for Whaley Bridge. The proposals do not relate to retail or commercial development although is of a nature which would not result in the loss of retail or town centre uses, and as such do not give rise to any issues with regard to the vitality of the town centre.

The main issues in this instance are whether the design is appropriate, having regard to heritage assets, whether any amenity issues would arise, whether there would be an impact upon highway safety, and any impact on flooding.

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.

Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance and that particular protection will be given to designate heritage assets and their setting. The application site lies within Whaley Bridge Conservation Area which is a designated heritage asset, while the site lies within the setting of a Grade II Listed Building, the White Hart PH.

The site lies within Sub Area 2 of the Conservation Area as confirmed by the Conservation Area Appraisal (2008), with the site lying adjacent to an area of high townscape quality (Map 4).

The application is an end terraced property with the gable elevation fronting onto the above cited area of high townscape quality and as such is a prominent elevation within the streetscene. The proposal seeks to introduce an escape stair which would wrap around the rear and side, flank elevations of the building. The proposed introduction of an escape stair would introduce an incongruous feature to this elevation which would be prominent on the streetscene and undermine the quality of the town scape in this location. The proposals therefore would be detrimental to the significance of the heritage asset, and the overall character and appearance of the area. Furthermore, the site lies within the setting of a Grade II Listed Building and the

introduction of the metal stairs would not have due regard to this setting and would cause undue harm to the setting of this building.

The proposed escape stairs would provide an alternative means of escape from the first floor bedroom. However, it has not been demonstrated why the stairs are necessary to the function of the residential unit which has an existing means of access and egress.

It is considered that the proposed development would cause harm to the significance of the heritage asset. The level of harm is considered to be less than substantial. In such circumstances, paragraph 202 of the NPPF confirms that this harm should be weighed against the public benefits of the proposal. In this instance it is not considered that the proposed development delivers such public benefits to outweigh the harm caused to the Conservation Area.

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.

Given the scale and siting of the proposals it is not considered that the proposed development would result in any adverse amenity issues.

Highway Safety

The application proposals do not result in an uplift in bedrooms at the site, nor do the proposals result in the loss of existing parking. Therefore, no highway safety issues are anticipated, and DCC Highways have raised no objection to the proposed development.

Impact on Flooding

The site lies within the Flood Zone 2 and 3. The proposals do not result in any additional floorspace or a change in use of the property, with limited on ground development. No flooding issues are anticipated.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would fail to comply 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: 28/02/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council