

DELEGATED DECISION REPORT

HPK/2022/0541
Valid 19/12/2022

**89A ARDURA WESTERN
LANE
BUXWORTH**

**SMALL EXTENSION TO
EXISTING PORCH**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application relates to No.89A 'Ardura' Western Lane, Buxworth. The two storey detached property forms part of a long linear form of development that fronts Western Lane to its northern side beyond which lies the local cricket pitch.

The front of the property is characterised by a small lean-to porch constructed in a brick that matches that used in the main house. The porch spans a width of approximately 3.8m equating to just over 50% of the width of the principal elevation and a depth of 750mm.

The site lies within the built-up area boundary and is not constrained by any sensitive statutory designation.

PROPOSAL

Following positive informal pre-application advice, the application seeks planning permission to extend the existing porch to span the entire width of the principal elevation maintaining the existing depth and roof form.

The resultant structure would be split between a porch and a downstairs bathroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ6 Design and Place Making

National Planning Policy Framework 2021

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/7271 Dwellinghouse (Approved 25th January 1978)

CONSULTATIONS

Publicity

Site Notice expiry date: 17th February 2023
Neighbour consultation period ends: 10th January 2023
Press Advert: N/A

Public Comments

None

Parish Council Comments

No objections

Environmental Health

No comments to make

Derbyshire County Council Highways

No comments to make

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing property that lies within the built-up area boundary on a site that is not constrained by any sensitive statutory designation. As such the principle of development is supported subject to an assessment of all relevant planning considerations.

Design Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution

towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The existing dwelling was built in the late 1970's or early 1980's and comparable to older more traditional neighbouring properties, has no architectural merit and a low visual sensitivity.

The proposed extension would see the continuation of the existing porch across the principal elevation, maintaining a consistent depth, and respecting the existing roof form and choice of materials. The resultant structure would continue to read as a subordinate and secondary addition respecting the prominent scale and height of the main dwelling, and the existing character by virtue of the matching materials.

In light of the above, it is considered that the proposed extension would preserve the existing character and appearance of the dwelling and wider street scene in accordance with LP Policy S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

Given the single storey nature and negligible depth of the proposed extension, there would not be any impacts on neighbouring properties with regards to any overbearing impacts or any loss of sunlight caused by a breach of the 45 degree angle from the centre point of the nearest habitable window. It is considered appropriate to apply a condition that ensures that the window serving the bathroom will be obscure glazed in the interests of preserving privacy.

Subject to the above condition it is considered that the proposal preserve the residential amenity for both occupiers of the host property and neighbouring properties in line with LP Policy EQ6, the Residential Design Guide SPD and paragraph 130 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks permission for a modest single storey extension to an existing front porch. The property is situated within the built-up area boundary of Buxworth and is not constrained by any sensitive statutory designation. The principle of development is thus supported.

An assessment of the relevant planning considerations concludes that the proposed development is compliant with LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

The application therefore amounts to a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 3rd March 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council