

DELEGATED DECISION REPORT

HPK/2023/0004
VALID 11/01/23

23, LONGMEADE DRIVE,
CHAPEL-EN-LE-FRITH,
DERBYSHIRE, SK23 0XP

SINGLE STOREY SIDE AND
REAR EXTENSIONS AND
ALTERATIONS TO FRONT
PORCH (FULL -
HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The site relates to a two storey detached dwelling which lies within the settlement boundary for Chapel-en-le-Frith as confirmed by the Local Plan policies map. The surrounding area is predominantly residential in character. The dwelling benefits from a detached garage to the side, with parking to the front, accessed off a small cul-de-sac from Longmeade Drive. Private amenity space is located to the rear. The dwelling is located on a bend in the road with the side elevation facing towards Longmeade Drive. A footpath which links Longmeade Drive and Woodlands Road is located to the side of the dwelling through informal open space.

PROPOSAL

This application proposes the construction of a single storey side extension and single storey rear extension.

The proposed side extension would project to the side by 4.2m with a depth of 6.2m. The extension would have a dual pitched roof to match the existing dwelling with a height to eaves of 2.4m and height to ridge of 4.365m. The rear extension would be full width of the property and project by 2.7m with a lean to roof. The height to eaves would be 2.4m and height to top of the lean-to would be 3.56m. The extensions would provide a lounge to side and an extended open plan kitchen, dining and living space, and separate utility to the rear.

Alterations to the porch door/windows are also proposed, along with the removal of the existing chimney to the side elevation and its replacement with a flue.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles

S1a Presumption in Favour of Sustainable Development
S6 Central Sub-area Strategy
EQ6 Design and Place Making

Chapel-en-le-Frith Parish Neighbourhood Development Plan

H3 Design Criteria

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/0002/7924 – INCORPORATING LAND ADJOINING INTO GARDEN OF
PROPERTY – Refused – 06/06/89

CONSULTATIONS

Publicity

Site Notice expiry date: 20/02/23
Neighbour consultation period ends: 02/02/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

No objection

DCC Highways

No highway safety comments to make.

OFFICER COMMENTS

Principle of Development

The application proposes extensions to a dwelling which is located within the settlement boundary for Chapel-en-le-Frith, 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. Householder development in such locations is

acceptable, as a matter of principle, subject to matters relating to design, amenity and highways being acceptable.

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.

The proposed single storey side extension would have a ridge height which would be lower than the existing two storey property, while the extension would also be set back from the front building line. The overall width of the extension, at 4.2m, is less than half that of the existing dwelling. The scale of the proposed side extension would appear as a subservient addition to the host dwelling and is acceptable in this regard.

The proposed rear extension, would also be of single storey, and while the extension would be full width of the host dwelling, its projection at 2.7m would result in an extension which would not dominate or overwhelm the host property. Again, it is considered that the scale of the extension would be acceptable. It is considered that the dwelling can accommodate both extensions, cumulatively, without causing harm to its overall character and appearance.

With regard to the impact on the streetscene, the flank elevation of the application dwelling is faces along Longmeade Drive, with the front elevation facing towards the cul-de-sac. The proposed side extension would therefore be visible from both aspects also. It is considered that there would be sufficient distance between the extension and the site boundary for the side extension not to appear unduly prominent or incongruous on the streetscene. Furthermore, the existing boundary treatment would afford the extension a degree of screening. The proposed rear extension would be visible albeit, due to its siting and modest scale, would not be overly prominent on the streetscene or adjacent footpath.

The proposals can be accommodated on the site without resulting in an overdevelopment of the plot or causing harm to the character and appearance of the streetscene.

The removal of the chimney, and its replacement with a flue, is not considered to be a contentious alteration. Chimneys are not a prevailing feature in the immediate area while the flue proposed is slimline and of limited scale to not cause harm to the area.

In addition, the alterations to the porch would not cause any harm to the overall character and appearance of the dwelling or streetscene. However it is proposed to render this element, which is not considered to compliment the front elevation of the

host dwelling, or the wider street scene, which is dominated by brick. As such this matter will be addressed by an appropriate planning condition.

The side extension is proposed to be constructed from materials to match the host dwelling. Render is proposed to the rear extension which is largely screened from public vantage points and as such would not be inappropriate in this instance.

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 application site is adjoined by residential properties to the front side and rear. However the distance of the extensions from the properties, in addition to their single storey nature, would not result in any amenity issues through loss of light, overbearing, overshadowing, loss of privacy or overlooking.

Highway Safety/Impact on PROW

The proposed extension does not result in an uplift of bedrooms within the property or erode the existing off street parking provision, which is ample. The proposed side extension would not result in any loss of vehicular visibility. No highway safety issues would arise, as confirmed by DCC Highways.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 02/03/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

