

DELEGATED DECISION REPORT

HPK/2022/0560
Valid 04/01/2023

OVERHILL HOUSE
UNNAMED ROAD FROM
LONG HILL TO GOYT VALE
COTTAGES
FERNILEE

PROPOSED 2NO. SINGLE
STOREY EXTENSIONS TO
EITHER SIDES OF THE HOUSE
TO CREATE ADDITIONAL
FAMILY LIVING SPACE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

Overhill House is a large detached traditional stone house located within open countryside. The house faces out over the open countryside with a large grave driveway to the side of the property. the dwelling house is assessed via a private farm track, which cuts through rural farm land with one other farm house neighbouring.

The principle elevation of the house has a small porch with slate roof, there is also another porch on the side elevation. the building is constructed from stone with a slate roof. the windows and doors have at some point been replaced with white uPVC.

PROPOSAL

Planning permission is sought for a small extension to the existing side porch which will materially match the existing. Original plans showed that this extension will align with the principle elevation and have the appearance of a lean-to. Revised plans step this extension back so that the quoins of the original building are still readable from the side elevation.

It is also proposed to construct a side extension in the form of a sun room. This will project from an existing alcove within the building and will be visible from the principle elevation, although set back. This will be built of stone with significant glazing and an flat roof with large roof light. Revised plans bring the bi-folding doors on the side elevation back, and introduces a stone pillar at the corner to mimic the quoining on the host dwelling. The large window of the front elevation is also substituted to a set of bi-folding doors to introduce vertical definition.

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 3 Rural Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2009/0478 – Two Storey Extension and New Porch APPROVED 06/10/2009

CONSULTATIONS

Publicity

Site Notice expiry date: 23/02/2023
Neighbour consultation period ends: 26/01/2023
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

Whaley Bridge Town Council – 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, which states that development should be directed towards sustainable locations, including Market Towns. However, this site is within open countryside and therefore must be considered under the 'other rural areas category' which includes 'all other areas outside of the settlement boundary of settlements, including those

villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary as defined on the Policies Maps, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5'.

LP Policy EQ 3 states that outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

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 Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

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.

The proposed dog room complements the original dwellinghouse well. The sloped roof line mimics that of the original roof line. The proposed side window matched the design of other windows on the side elevation, and harmonises in terms of scale. Stepping the dog room back from the main elevation allows this side porch to remain subordinate to the host dwelling, and preserves the readability of the buildings original quoining. The front elevation of the dog room has French doors leading to the garden with steps down. This is however, stepped back from the principal elevation allowing it to be read a later addition while not detracting from the character of the host dwelling.

The proposed sun room is contemporary in character, with a flat roof and large glazing. The proposed bi-folding doors on both the side and front elevation provide a vertical emphasis to mimic that of the host dwelling. Setting both of these back from the corner, and introducing a stone pillar for separation, complements the character and appearance of the buildings traditional quoining. The bi-folding door on the front elevation as seen in revised plan (J1032-PL302 Rev5) allow for appreciation of the views, with plenty of sunlight entering the room while complementing the fenestrations of the host building, where the originally proposed large glazing window would have detracted from the character of the building.

Flat roofs are typically seen as poor design however the proposed sun room is located around the side of the property, away from 'Overhill Farm', and is set back from the principle elevation. Furthermore the sunroom will not be seen from any other location due to the very isolated location of the dwelling house.

Finally, the proposed sun room is successful in appearing subordinate to the host dwelling, being of a much smaller scale and stepped so far back from the principle elevation. As such the proposed sun room is found acceptable in terms of design.

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 sun room faces out onto open fields and will not create overlooking on to another dwelling nor on to a public footpath. The proposed 'dog room' has a small side facing window which looks over the properties driveway towards neighbouring property at 'Overhill farm', this will be approximately 28 meters away from the nearest elevation of Overhill farm. As such it will not impact upon the amenity of 'Overhill farm'.

Highway Safety

The proposed development does not create demand for more parking at the application site, nor does it affect the existing amount of parking. As such the application does 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: 6th March 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council