

DELEGATED DECISION REPORT

HPK/2022/0561
Valid 22/12/2022

150 BUXTON ROAD
WHALEY BRIDGE

SINGLE STOREY REAR
EXTENSION, FRONT & REAR
DORMER

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and Character
- Residential amenity
- Highway considerations

DESCRIPTION OF SITE

150 Buxton Road is a red brick, semi-detached property. The dwellinghouse is raised above the road in a prominent position. To the front a porch has been added. The site has been previously had a two storey side extension. The rear of the site looks out onto open fields. The rear elevation of no. 150 is rendered.

The site has no off-street parking available.

PROPOSAL

Planning permission is sought for a front and rear dormer. The front dormer will be flat roofed, and finished in slate hung cladding. The front elevation will have 2 1 over 1 windows facing the street. The rear dormer would also be flat roofed. It is proposed that the rear dormer have a Juliet balcony facing the rear garden.

Planning permission is also sought for a single storey rear extension, projecting 3.5 metres from the existing rear wall. this will be rendered in white to match the rear of the existing property. The proposed extension will have a sloped, slate roof, with 3 roof lights. There will be a large single window facing the rear garden as well as a set of glazed doors. The side elevations are proposed to be blank.

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 6 Design and Place Making
CF 6 Accessibility and Transport

High Peak Design Guide SPD (2018)
Adopted residential design guide SPD (2005)

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/9178 – For proposed bedroom over kitchen APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 17/02/2023
Neighbour consultation period ends: 18/01/2023
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

The dwellinghouse is located in the 'market town' of Whaley Bridge as identified in LP Policy S 2 (2020). Policy S 2 seeks to focus housing, employment and service growth within Market Towns, however any development must maintain and where possible enhance their role, distinctive character vitality and appearance. The principle of the proposed development is therefore considered acceptable subject to consideration of the relevant policies.

Design

The NPPF highlights that good design is a key aspect of sustainable development and should contribute positively to creating places which people wish to live and work. Paragraph 130 requires development to function well and add to the overall quality of the area for the lifetime of the development. It should respond to local character and history and be visually attractive as a result of good architecture, layout and appropriate landscaping. Paragraph 134 of the Framework advises that permission should be refused for development that is not well designed and where it fails to reflect local design policies and local design guidance, including supplementary planning documents.

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 High Peak Design Guide 2018 sets out the parameters which new development should respond to. In respect to extensions it states at paragraph 5.2 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. The aim should be to revitalise the building without altering its fundamental character.

Paragraph 5.5 continues:

All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Paragraph 3.10 continues that where possible new buildings should pick up on the proportions of neighbouring buildings in some way. This need not necessarily mean replicating the disposition of openings but could be more subtle interpretation.

The Adopted Residential (SPD) (2005) at 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.”

Paragraph 6.3.8 of the Adopted Residential (SPD) states that ‘Except for parts of Buxton, dormer windows are generally rare in High Peak. In such areas dormers should be positioned to the rear of dwellings where they cannot be seen clearly or consider the use of Velux roof windows.’

Paragraph 9.4.2 continues “Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses, especially terraced properties.

This section of Buxton road is comprised of a combination of differing house types. The application site in question is a semi-detached property, the adjoining neighbour no. 148 does not have a front dormer, and currently mirrors/balances the application site well. Elsewhere along the street scene no. 146 has a small unintrusive front dormer (figure 1). No. 154 Buxton Road, has two front dormers which appear incongruous with the rest of the dwelling and out of character with the wider streetscape (figure 2).



Figure 1 no. 146 Buxton road.



Figure 2 no. 154 Buxton Road

Both no 146 and 154 look out of character with the surrounding streetscape, which predominantly do not have front dormers. Furthermore these detached dwellings each have a distinctly unique character which is not repeated elsewhere along Buxton Road.

All the dwellings along Buxton road are elevated above the road giving them prominence along the street scene. No. 150 and 148 in particular are raised higher above the road than their direct neighbours. At the front of each curtilage is a high stone wall providing a boundary wall for each property. This wall is often broken up by steeples providing pedestrian access. The stone boundary walls are often topped with soft landscaping. With some properties, such as no. 152 boasting tall, mature evergreens along their boundary, atop the stone wall. No. 150 has some soft landscaping along the boundary, but this does not shield the property view of the road (figure 3).

The opposite side of Buxton road, hosts an assortment of single storey detached garages, enclosed with a low stone boundary wall.

It is proposed to introduce a large dormer window to the front of the property, which would occupy a significant portion of the front facing roof slope. Such dormer windows are not characteristic of the High Peak. While there are other examples of front dormer windows along Buxton Road these are mostly on detached properties, and are much smaller in scale. They have pitched roof forms which, allow a significant proportion of the existing roof slope to be read and are subordinate in scale.

The host dwelling is a semi-detached property, which has a simple gabled roof form, commonly found throughout High Peak. It is considered that the introduction of a flat roof front dormer would significantly unbalance the 2 properties, forming an incongruous and over dominant feature when viewed from the road, as demonstrated in the picture below. Given its elevated position, and prominence in the street scene the dormer window would be a significant and noticeable addition to the roof slope.



Figure 3 No. 148 and 150 Buxton Road

Further down the road is a single example of a front dormer window on another semi-detached property (no. 132 Buxton Road). However there is no planning history for this existing dormer. It appears to have been constructed in the 20th Century, before the current Local Plan, and respective SPD's were adopted. It is considered that no. 132 provides an example of how harmful a front dormer can be to the street scene along Buxton Road. The dormer significantly unbalances the semi-detached properties and is incongruous in the street scene.

Therefore, while no. 132 is acknowledged as an example of a front dormer along Buxton Road, similar in nature to that which is proposed, it is considered to be

harmful and of poor design. Therefore this example provides support for how incongruous and unbalancing the proposed front dormer would be.

It is also proposed to construct a rear dormer. The proposed rear dormer is again a significantly large and over dominant addition to the roof, occupying virtually all of the roof slope. Whilst its size, scale and design fails to comply with the Councils adopted Residential Design 2005 SPD, it is similar to that of the adjoining property, which also has a similar proportioned rear dormer. The materials of the proposed dormer will match that of the existing roof, being slate hung cladding. Whilst unacceptable in design terms, it will not be a visually prominent addition when viewed from the street scene. As such, on balance, given the presence of the adjoining neighbours rear dormer, the proposed rear dormer would not significantly harm the visual character of the host dwelling or wider area.

Finally it is also proposed to construct a single storey rear extension. The proposed materials (white render) will be similar to the painted rear elevation of the host building. The windows of the proposed rear extension complement the vertical emphasis of most of the existing rear windows on the property. The proposed rear extension is therefore acceptable in principle.

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.

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 rear of the property benefits from facing over open fields, as such no overlooking concerns are created by the rear dormer and rear extension. The front of the property looks over on to mature trees, and as such no amenity concerns are created.

The adjoining neighbour has previously extended their property, along the boundary with no.150 with a rear conservatory. The proposed rear extension extends marginally past the extension on no.148 but this would not create any amenity concerns. The proposed extension will not breach the 45 degree rule, nor will it create any overlooking or overbearing impact.

Highway Safety

The property does not have any off-street parking. However, DCC have not objected to the proposed application on highway safety grounds.

CONCLUSION / PLANNING BALANCE

The proposed front dormer is considered to be harmful to the character of the host dwelling and its adjoining neighbour and the wider street scene. It would be out of character with the area. Therefore, this application is recommended for refusal as it breaches Local Plan Policy EQ6, the adopted Residential Design Guide 2005, the Design Guide 2018 and NPPF Paragraphs 130 and 134.

OFFICER RECOMMENDATION : Refusal

Case Officer: Rachel Robinson

Recommendation Date: 2nd March 2023

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council