

DELEGATED DECISION REPORT

HPK/2023/0007
VALID 13/01/2023

HAYFIELD CRICKET CLUB,
MARKET STREET,
HAYFIELD, DERBYSHIRE,
SK22 2EP

SINGLE STOREY EXTENSION
AND INTERNAL
ALTERATIONS (FULL -
MINOR)

MAIN ISSUES

- Principle of Development
- Design Considerations/Impact on Heritage Assets
- Impact upon Residential Amenity
- Highway Safety
- Flood Risk

DESCRIPTION OF SITE

The application site lies within Hayfield, but outside of the settlement boundary as defined by the Local Plan policies map, and is located within the Open Countryside. The site relates to Hayfield Cricket Club comprising clubhouse and field, which is located broadly within the centre of the settlement and is surrounded by a mix of uses. The Environment Agency Flood Map for Planning indicates that the playing pitch to be largely within Flood Zone 2 and 3, while the clubhouse lies within Flood Zone 1. The site lies within the Hayfield Conservation Area.

PROPOSAL

This application proposes a single storey side extension to the clubhouse. The extension would project by 4.8m to the side of the building at a depth of 4m. The extension would continue the existing roof profile which includes a hipped roof to front and side. The proposals would provide an additional changing facility.

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
- EQ3 Rural Development
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- EQ11 Flood Risk Management
- CF4 Open Space, Sports and Recreational Facilities

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Hayfield Conservation Area Character Appraisal (2011)

National Planning Policy Framework

Section 8: Promoting healthy and safe communities
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/2007/0119 - Extension to provide shower area – Approved – 16/04/07

HPK/2001/0383 - Extension to store hut – Approved – 08/10/01

HPK/0002/8896 - Extension of existing groundsmans store to form scoreboard –
Approved – 15/02/90

CONSULTATIONS

Publicity

Site Notice expiry date: 20/02/23
Neighbour consultation period ends: 23/02/23

Public Comments

12 representations of support:

No impact on Conservation Area
Well designed
Will provide welcome facilities for girls and women
Well thought design
Important community asset

2 representations of objection:

No showering facilities
Will obscure views of cricket pitch with unsightly roof
Lack of security
Patio will encourage gatherings – noise and disturbance
Closer to rear boundary than existing

Town / Parish Comments

None received

Conservation Officer

No comments to make.

Highways

Considering the small scale of the extension and the existing access and parking facilities it is considered that the application will have no detrimental highway impact

Environmental Health

No observations to make

OFFICER COMMENTS

Principle of Development

The application site lies within the open countryside, and adjacent to the settlement boundary for Hayfield. The site lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions Policy S6 seeks to support the enhancement of key community services and infrastructure and connectivity to meet the needs of the local population and support growth by, inter alia, supporting the provision of indoor and outdoor sports facilities. Policy EQ3 seeks to support development associated with recreational and open space uses in accessible and least environmentally sensitive locations. Policy CF4 states that the Council will seek to protect, maintain and where possible enhance existing open spaces, sport and recreational buildings.

The application proposes the extension of an existing open sport building to provide additional facilities. The proposals are wholly supported in principle by the policies of the Development Plan. The scheme does not result in the erosion or loss of a playing field and as such there is no requirement to consider the implications on playing pitch provision.

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

Design Considerations (including impact on Heritage Assets)

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 application site is located within the Hayfield

Conservation Area which is a designated heritage asset, Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The application proposes the construction of a single storey extension to the side of the existing cricket pavilion. The extension would project by 4.8m at a depth of 4m. The extension would include a hipped roof which replicates the existing design from the front. However, due to the proximity to the rear boundary the extension design would be of a lean-to appearance with an element above the existing leanto roofline built up to ridge height. The height of the extension would be 4m,

The proposed extension is considered to be modest and would appear proportionate to the scale of the existing building. The proposal includes a design which replicates the existing style and appearance of the building and is considered to be acceptable in this regard.

The proposed rear of the extension is slightly awkward in design due to the full height brickwork, although while there would be glimpsed views from Kinder Road, with the application site set at a lower land level, it is considered that the extension would not be unduly prominent or appear incongruous from public vantage points. No objection has been raised by the Conservation Officer with regard to the proposals in the impact upon the significance of heritage assets.

The use of materials to match the existing is considered to be an acceptable approach.

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 to the rear by residential properties on Kinder Road, who have rear garden depths of around 10m with the extension positioned a further 1m away. These properties are located at a higher land level than the application site. The single storey nature of the development is such that the proposals would not appear unduly prominent to affect outlook, particularly given the change in land levels. Furthermore, the proposals would not result in significant loss of daylight or overshadowing to the properties or their private amenity space by reason of the limited scale of the proposals and land level changes. Although the plans show the addition of new patio areas, these areas are located on the other side of the building to the residents on Kinder Road, therefore this relationship is considered to be acceptable.

Concern has been raised with regard to noise and disturbance arising from the development and at times outside of when the building is in use. The use of the site is existing and there is no compelling evidence to suggest that the proposed extension would significantly increase activity at the site to a degree which would result in adverse noise and disturbance. No concerns have been raised by Environmental Health and should a statutory nuisance occur there are separate

channels, outside of planning, to pursue. Moreover, any antisocial behaviour at times when the site is not in use would be a matter for the Police to address.

Highway Safety

DCC Highways have reviewed the proposed development and are satisfied that the proposals would not result in any highway safety concerns or significant increase in the demand for parking.

Flooding

The playing pitch adjacent to the pavilion is located within Flood Zone 2 and 3. The Environment Agencies Flood Map for Planning has confirmed that the location of the proposed extension would be in Flood Zone 1, and as such there is no requirement to consider the impact of this minor development on or from flooding.

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: 03/03/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council