

DELEGATED DECISION REPORT

HPK/2022/0445
Valid 03/10/2022

LAND TO THE REAR
HALLSTEADS
DOVE HOLES

VARIATION OF CONDITION 2
RELATING TO HPK/2016/0488

(RESERVED MATTERS -
MINOR APPS)

MAIN ISSUES

- Principle of development
- Design
- Amenity
- Highways

DESCRIPTION OF SITE

The application relates to the residential development at Hallsteads which is underway following the grant of outline planning permissions for the whole site under HPK/2013/0319 and HPK/2013/0625, and reserved matters approval for 21 dwellings in phase one under HPK/2015/0563. The outline permission was re issued on 16 December 2018 under HPK/2018/0526 to facilitate a phased discharge of highways conditions and phased development.

Application for approval of the remaining reserved matters in phases two and three was approved by the Council's Development Control Committee in January 2017 under HPK/2016/0488. The formal decision notice was issued on 25 October 2019.

PROPOSAL

The application relates to minor material changes to the approved dwellings on plots no.s 27 and 52 only on phase two and phase three respectively, and no other part of the approved development for 102 dwellings.

It is proposed that condition no.2 should be varied to include new drawing numbers to facilitate a substitute house type on plots no. 27 (postal address allocated as no.4 Kiln Close) and plot no.52 (postal address not yet allocated) only.

The approved drawings identified in condition no.2 include:

Plot 27 L558 / 22 Rev C
4 bed house type C floor plans and elevations.

Plot 52 L558 / 26 Rev C
4 bed type F (room in the roof) floor plans and elevations.

L558/66 Rev G (definitive) scheme setting out, being the site layout plan for the whole site. This drawing shows all three phases of the development.

The above drawings are again submitted for clarity. The approved detail for plot 27 relates to that single plot only and so will be superseded by the proposed drawing identified below for plot 27 only.

The approved detail for plot 52 is replicated on several other plots throughout the wider site and so must be retained as a live working drawing alongside the proposed drawing identified below for plot 52 only.

The proposed new drawing numbers are:

Plot 27 L558 / 141

4 bed floor plans and elevations.

Plot 52 L558 / 144

4 bed type F (room in the roof) floor plans and elevations.

L558 / 145 location plan showing plots no.s 27 and 52 only edged red in the context of the overall approved development.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

5 – Delivering a sufficient supply of homes
12- Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

As detailed in the site description above

CONSULTATIONS

Publicity

Site Notice expiry date: expired
Neighbour consultation period ends: expired
Press Advert: expired

Public Comments

None

Chapel-en-le-Frith Parish Comments

No objection.

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The principle of the dwellings on these two plots has been established through the grant of outline and reserved matters consents for the wider site. The main issues in the consideration of this application are the acceptability of the proposed single storey extension in respect of plot 27 and in terms of design, amenity and highways.

Design

The substantive changes to plot no.27 are a single storey side extension to the east flank of the dwelling, under pitched roofs to provide garage and storage facilities; single storey rear extension under a lean-to roof to provide a sun lounge facility; and conversion of the integral garage to a second ground floor reception room (previously approved as a Non Material Amendment under NMA/2020/0023 on 11 December 2020).

The proposed extensions are a simple pitched roof form and reflect that of the main house. The materials would also match. The side extension would be set back from the front and rear elevations and at single storey would appear subservient. Although it is an unusual shape it would sit within the angle formed by the approved dwelling and its neighbour. A similar arrangement exists alongside. The rear extension would be largely concealed in the rear garden area and would not have any significant effect on the visual amenity of the area. The garage conversion is achieved by infilling of the opening and insertion of a three light window to match that above and raises no issues in terms of design. In view of these factors it would not appear unduly prominent in the street scene and accords with Policy EQ6 of the LP.

The proposed amendments to plot no.52 are for a full width single storey rear extension under a lean-to roof, with two high level rooflights; reposition of front elevation rooflight to rear main roof slope. Materials would match and a pitched roof would be added to the extension which is clearly subservient to the main dwelling. The design is considered to be in keeping and in compliance with Policy EQ6.

Amenity

The proposed garage extension to plot 27 stands adjacent to the garage and parking of the neighbouring dwelling to the south (plot no.26 – now occupied as no.5, Kiln Close) and as such it would have no undue impact on the amenity and use of that

property. The rear extension would stand well clear of, and angled away from, the garden boundary with the neighbouring dwelling to the west (plot no.28), with no windows in that facing elevation, and thus with no impact on the amenity and use of that dwelling. Given the single storey nature of the extension, distance to boundaries and off-set angle of the properties, there should be no breach of the 45 degree line from principal windows in the rear elevations of the neighbouring dwellings. The extensions both comply with EQ6 in this regard as well.

Turning to plot 52 the proposed extension is of modest size and scale, with no windows facing towards the approved neighbouring dwelling to the north (plot no.53) which has ground floor garaging close to the joint boundary, or towards the approved dwelling to the south (plot no.51) which has its parking provision next to the boundary. Given the limited projection and distance to the boundaries as well as intervening features as described above there would be no overbearing or overshadowing impacts including any breach of the 45 degree rule from principal windows in the front and rear elevations of neighbours. In terms of amenity the proposed changes to plot 53 comply with policy EQ 6

Highway Safety

Both dwellings will retain the approved four bedrooms and three parking spaces, in accord with the Council's standards. The only difference is the proposed garage extension for plot no. 27 will sit in place of one of the approved external parking spaces. Parking for plot no.52 is unaffected. In the absence of any objection from the Highway Officer it is not considered that there are any highway grounds for refusal.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out "likely significant effects" on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an "Appropriate Assessment" where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof and the fact that in part the areas concerned (parking area) are already hard surfaced it will not significantly increase run-off from the site and in turn will not risk having a significant negative effect on the SAC either on its own or in combination

with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

The principle of development is established and the revised design will be acceptable in terms of design, amenity and highway safety. The proposal complies with the relevant LP policies in this regard and in the absence of any other material considerations is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Ben Haywood

Recommendation Date: 8th March 2023

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council