

DELEGATED DECISION REPORT

HPK/2023/0014
VALID 16/01/2023

18, LITTLEBROOK CLOSE,
HADFIELD, GLOSSOP,
DERBYSHIRE, SK13 2AW

PROPOSED SINGLE STOREY
SIDE EXTENSION TO
REPLACE GARAGE, PORCH
TO THE FRONT ELEVATION
AND SINGLE STOREY
EXTENSION TO REAR
(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hadfield as defined by the Local Plan policies map. The application site relates to two storey linked semi-detached dwelling. The surrounding area is predominantly residential comprising two storey dwellings of similar character. The site benefits from off street parking to the front and within an attached garage to side, and private amenity space to the rear.

PROPOSAL

This application seeks permission for the erection of a single storey side and rear extension, with porch to front. The extension would project to the rear by 2.9m, and to the front by 1.23m. The total depth of the extension (from front to rear) would be 11.4m and would have a total rear width of 8.7m. The extension would have a dual pitched roof with height to eaves of 2.6m and height to ridge of 4.6m

The extension would provide a porch, utility room, shower room, w/c, open plan kitchen/diner/living space and separate dining room.

To facilitate the extensions, the existing flat roof garage and porch would be removed, in addition, a rear conservatory would be removed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy
- CF6 Accessibility and Transport

EQ6 Design and Place Making

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 20/02/23
Neighbour consultation period ends: 08/02/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

There are no highway safety objections to the application. However, the application proposes alterations to the parking to the front of the dwelling and an extension to the access. The applicant will require approval to extend the access via Derbyshire County Council's Highways Hub

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hadfield as defined by the Local Plan Policies Map which is located within the Glossopdale sub-area. Policy S5 seeks to promote sustainable growth within Glossopdale through promoting and maintaining the identity of its settlements. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. The principle of householder development in this location is considered to be acceptable.

The main considerations in this instance whether the design is appropriate, whether an amenity issues would arise, and whether there would be an impact upon highway safety.

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 application relates to the erection of a single storey extension which would wrap around the front, side and rear of the dwelling. To the front and rear the proposed extension would be in lieu of the existing flat roof garage to the side and open porch to the front. This is proposed to be replaced by an extension which would have a pitched roof. The extension would be set in from the site boundary, and would project forward by 1.23m. While the surrounding area is predominantly characterised by flat roof front and side projections, as originally built, there have been a number of alterations within the area which include pitched roof, single and two storey side extensions, along with front lean-tos. Such changes to dwellings in the locality are therefore appropriate, and unlikely to cause harm to the character of the host dwelling. The extension, is relatively modest in height and proportions and is considered to represent modest extensions to the host dwelling, which would remain dominant.

As set out above, the surrounding area includes some similar additions to properties. The proposed extensions would be set in from the side boundary and would not represent prominent or incongruous additions. It is not considered that the proposed extensions would cause harm to the overall character and appearance of the streetscene.

It would be necessary to ensure that the materials are appropriate which can be secured by way of condition.

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 a semi-detached property and as such is closely related to its semi-detached pairing No.17. The proposed extension would be sited adjacent to the boundary with No.17. Adjacent to the boundary to the rear of No.17 is a conservatory. The conservatory at No.17 has windows which face the application

site and no intervening boundary treatment. These windows are, in the main, obscure glazed. Given the existing site condition, and the modest scale of the means of projection to the rear, along with the orientation of the sites, it is not considered that the proposed extension would have a detrimental impact on amenity of No.17 through loss of daylight. Additionally, it is acknowledged that the outlook from the conservatory of No.17 would change from an immediate outlook from a conservatory to a brick extension, given the obscure glazing, and that the main outlook over the garden would be preserved, it is not considered that the proposed extension would adversely affect the outlook from this property.

With regard to the relationship with No.19, the application site is set at a lower level than that property. A side facing window is present, which would be affected by the extension. However, as this window serves a utility room, any loss of light would not be unacceptable given the non habitable nature of this room. Furthermore, the siting and scale of the extension is such that the proposals would not breach the 45 degree standard from any rear facing principal openings. In addition, for the reasons of levels, scale and siting it is not considered that the extensions would be overbearing or result in overshadowing on private amenity space.

Principal windows would face along the garden of the application site and towards the street, and would be appropriately spaced from any windows opposite as to not result in a loss of privacy. No overlooking would arise from the single storey extension. Appropriate amenity space would also be retained for future occupants of the application site.

A side facing window is proposed to serve a WC, however this window would face towards the existing concrete block boundary treatment and a tree within the neighbours garden. With the change in ground levels along with the boundary treatment, it is considered that this window would not adversely affect the privacy of the neighbour.

Highway Safety

The proposal would not result in an increased demand for off street parking, however the existing garage, which is below standard would be lost. The scheme shows that two off street parking spaces could be provided. DCC Highways have raised no objection subject to an advisory relating to the requirement to obtain consent for the widening of the access. There are no objections from DCC Highways in regard to the proposed extensions.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would accord 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: 08/03/23

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council