

DELEGATED DECISION REPORT

HPK/2022/0559
VALID 01/02/2023

3, ORCHARD AVENUE,
WHALEY BRIDGE,
DERBYSHIRE, SK23 7AH

REAR SINGLE STOREY
EXTENSION TO PROVIDE
LIVING ACCOMMODATION
(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within settlement boundary for Whaley Bridge as defined by the Local Plan policies map. The site comprises a two storey semi-detached dwelling which is located within a predominantly residential area. The dwelling has been extended previously with a two storey side extension. Parking is provided to the front of the dwelling while amenity space is located to the rear, with further amenity space located to the front. Behind the rear boundary is a footpath (not designated).

PROPOSAL

This application proposes the construction of a single storey rear extension. The extension would project by 3.155m, at a width of 6.28m. The extension would have a flat roof with roof lantern. A render finish is proposed. The extension would provide a kitchen/dining area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S6 Central Sub-area Strategy
- 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

HPK/2003/0305 - Two storey side extension – Approved – 04/06/03

HPK/2002/0659 - Two storey side extension containing kitchen/family room and bedrooms over – Approved – 13/09/02

CONSULTATIONS

Publicity

Site Notice expiry date: 03/03/23

Neighbour consultation period ends: 02/03/23

Press Advert: N/A

Public Comments

One letter of support received

Town / Parish Comments

None received

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located the settlement of Whaley Bridge, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties can be acceptable, subject to whether the design is appropriate, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

Policy S 1a states that all new development should contribute to sustaining communities and protected and/or enhance the environment. 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 High Peak Design Guide (2018), at paragraph 5.5 states that, *“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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*.

The High Peak Residential Design SPD (2005), at 9.0 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”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*.

The host property is a two storey semi-detached dwelling. The application relates to the erection of a single storey extension to the rear of the dwelling. The extension would project by 3.155m at a width of 6.28m. The extension, due to its modest height and proportions is considered to represent a modest addition to the host dwelling, which would remain the dominant element of the property.

The single storey and rear siting of the extension means that the proposals would not be prominent from the public highway. Therefore, it is not considered that the extensions would cause harm to the character and appearance of the streetscene. However, due to lack of substantial boundary treatment to the rear, the proposed extension would be prominent when viewed from the footpath which runs along the rear boundary. While the drop in land levels would enhance the prominence of the extension from this vantage point. Nonetheless, this is not a designated PROW while the extension itself would be viewed in the context of the existing built form, including an extension of similar scale at the adjacent property.

The proposed extension would erode the private amenity space which is relatively modest. However the extent of amenity space retained would remain comparable to the adjacent property and is not considered that the development would result in an overdevelopment of the plot.

The application proposes a render finish to the extension which, in this instance, is considered to be acceptable.

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.

Given the scale of the proposal, the spacing between properties and the existing extension to No.5, it is considered that there would be no overbearing, overshadowing, or loss of light to either neighbouring dwelling arising from the proposed development. It is set away from the boundary with the property to the south and the property to the north has a similar rear extension. There are no side windows proposed.

Due to existing boundary treatment, footpath, and single storey nature of the proposals, the impact on the amenity of No.15 Orchard Road, through loss of privacy or overlooking from the rear facing window would be minimal.

Highway Safety

The application proposals do not result in an uplift in bedrooms at the site and as such present no further pressure for off street parking to be provided.

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: 24/03/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council