

DELEGATED DECISION REPORT

HPK/2023/0017
Valid 31/01/2023

23 KYEL BROOKSIDE
ROAD
CHAPEL-EN-LE-FRITH

SINGLE STOREY REAR &
SIDE EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

23 Kyel Brookside Road is located within the built-up area boundary of Chapel-en-le-Frith. It is a detached dwellinghouse of brick with concrete roof tiles. The property is part of a large modern estate with a distinctively modern character. A conservatory has previously been added to the rear of the property. The rear garden slopes away from the dwellinghouse, and looks out upon open countryside.

The property has a single storey, attached garage which can accommodate one vehicle. The property also has a drive way which can accommodate parking for 2 vehicles.

PROPOSAL

Planning permission is sought for a single storey side and rear extension. The proposed extension will extend 3.5 metres from the existing side wall of the property, set well back from the front wall and 3.5 metres from the rear wall of the property, replacing the existing conservatory.

The originally submitted elevation plans demonstrated a tall, slim window on the front elevation. Revised plans replaced this with a wider window with vertical and horizontal bars to match the main dwellinghouse. Along the side elevation there are 2 roof lights and a slim side window which will be obscure glazed, according to revised plans. The rear elevation will have a large section of glazed windows with 3 roof lights above. A set of French doors will be located on the final side elevation.

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

Chapel-en-le -Frith Neighbourhood Plan

No relevant policies

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/5027 – residential development of 34 detached houses and 7 detached bungalows REFUSED 19/02/1987 APPEAL T/APP/T1030/A/87/68273/P2 APPROVED 13/11/1987

CONSULTATIONS

Publicity

Site Notice expiry date: 13/03/2023
Neighbour consultation period ends: 02/03/2023
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

Chapel Parish Council – No objection

Environmental Health

n/a

Derbyshire County Council Highways

It is considered that the application will have no detrimental highway impact and on that basis there are no highway objections to the application.

OFFICER COMMENTS

Principle of Development

The site lies within the built up area boundary for Chapel and within the Neighbourhood Plan area. LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Chapel-En-Le-Frith. The site is situated within this built-up area boundary. Therefore, the principle of the development is acceptable subject to consideration of the following policy.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

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 Residential (SPD) (2005) 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.”

The proposed window design for the front elevation has been altered on the revised plans to provide a better match in design to the host dwelling, and to fill more of the front elevation, leaving a smaller expanse of brickwork.

The proposed extension has an overall modern design which complements the modern nature of the host dwelling house. The proposed front elevation takes inspiration from the existing garage elevation, without copying its proportions. The slight difference in proportions allows for a good and harmonious visual impact. The design also benefits from having a sloped roof as opposed to a poorly designed flat roof design.

Overall the proposed design, in line with revised plans with revised plan no. 04C, is considered acceptable in terms of design.

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.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

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 neighbouring (no. 25) has a two storey extension side extension, and the proposals will be positioned just behind the front elevation of this extension. To the rear, no. 25 has a large conservatory which would not be affected by the extension, which is set at a sufficient distance to ensure that the proposed extension will not overshadow or overbear on the neighbouring property.

Furthermore, the side window on the proposed extension will come within approximately 5 metres of the neighbouring conservatory (no.25). This is below the recommended 21 metres guidance distance. However, revised plans show that this window will be obscure glazed. There is also a (approx.) 2 metres fence boundary treatment between the 2 properties. As a result provided that the window in question is obscure glazed neighbouring amenity should not be harmed by the proposed development.

Within respect to number 21 to the north, the extension is set away from the common boundary, which is formed by a 1.8m close boarded fence. There would be no adverse impact on the amenities for this neighbour.

To the rear of no. 23 is open field. A footpath crosses this field approximately 263 metres away from the rear elevation of the proposed extension. As such this is felt to be a sufficient distance as to not harm the amenity of any members of the public using this footpath.

Highway Safety

The proposed extension will not increase the demand for off street parking at the property. Furthermore the proposed development will not impact upon the amount of available off-street parking. As such the proposed development does not create any highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 14th March 2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council