

DELEGATED DECISION REPORT

HPK/2023/0039
Valid 31/01/2023

1A HORDERNS ROAD
CHAPEL-EN-LE-FRITH

ADDITION OF A SINGLE
STOREY GLASS ROOF
LOCATED ON THE REAR
ELEVATION OF THE
PROPERTY IN THE PRIVATE
GARDEN.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Conservation area

DESCRIPTION OF SITE

1A Horderns Road is a large detached dwellinghouse, located just outside of the Chapel-En-Le-Frith conservation area. The dwelling house is pebbledash rendered, with a stone porch and grey concrete roof tiles. There is a single storey attached garage which can accommodate one vehicle.

The property benefits from a large curtilage, with a gated driveway, which can accommodate approximately 4 or more vehicles. The rear garden is enclosed by soft landscaping in the form of a mature 2 metre high hedgerow. This hedgerow protects the garden from any overlooking. At the rear of the dwellinghouse is a large patio area, part of which is enclosed by a houses 'c' shaped layout.

PROPOSAL

Planning permission is sought for the installation of a glazed roof over the existing rear patio. This section of roofing will be located between two projecting portions of the house which currently form a 'C' shape.

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
EQ 7 Built and Historic Environment
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

Section 16 conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/9544 – for proposed extension over garage to form bedroom also porch and shower room extension APPROVED

HPK/2013/0047 – proposed new garage and first floor extension APPROVED
18/03/2013

CONSULTATIONS

Publicity

Site Notice expiry date: 13/03/2023

Neighbour consultation period ends: 28/02/2023

Press Advert: 09/03/2023

Public Comments

None Received

Town / Parish Comments

Chapel Parish Council - No objection

Environmental Health

N/A

Derbyshire County Council Highways

The application will have no highway impact and on that basis there are no highway authority objections to the application.

HPBC Conservation Officer

No comments to make.

OFFICER COMMENTS

Principle of Development

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 policies.

Design and heritage

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.”

Section 16 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The proposed glazed roof is modern in design, which suits this modern, 1970s property. As such it is not considered to be out of keeping with the building itself. The proposed location is hidden from view from the main road, and will not be viewed from any surrounding properties, due to the high boundary treatments.

The proposed development is not visible from the nearby conservation area and is not visible from anywhere outside of the property’s curtilage. As such the proposed development is considered to have a no impact upon the setting of the conservation area, causing no harm to its significance.

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 proposed development will be located on the existing patio area, and as such will not expand the usable patio space any closer to the adjoining neighbours than the patio which is in situ. Its location is within the recessed area behind the existing projections and therefore will not cause any harm to any of the surrounding neighbours. As such it will not create any overlooking or noise concerns. Furthermore, the proposed glazed roof will not be visible from the neighbouring properties as such not have any impact upon neighbouring amenity.

Highway Safety

The proposed development is located at the rear of the property. it shall not increase demand for off-street parking at no. 1A, nor will it impact upon the existing off-street parking provision. As such this will not impact upon highway safety.

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: 13th March 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council