

DELEGATED DECISION REPORT

HPK/2023/0043
VALID 03/02/23

49, KINDER ROAD,
HAYFIELD, DERBYSHIRE,
SK22 2HS

SINGLE STOREY LINK
EXTENSION TO EXISTING
ANNEXE AND ALTERATIONS
TO WINDOWS AND DOORS
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations/Impact on Heritage Assets
- Impact upon Residential Amenity

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hayfield as defined by the Local Plan policies map. The dwelling is a detached two storey property with single storey flat roof projection to rear and flat roof outbuilding. The surrounding area is predominantly residential in character. The site lies within the Hayfield Conservation Area. Fox Hall, and Fox Hall Barn are Grade II Listed Buildings and located opposite the application site.

PROPOSAL

This application proposes the construction of a single storey, flat roof link extension which would link the existing dwelling with the outbuilding. Works also include the partial bricking up of existing extension openings with new windows/doors proposed to the side. Roof lanterns are proposed within the roof. The extension would create a kitchen/dining room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S6 Central Sub-area Strategy
EQ6 Design and Place Making
EQ7 Built and Historic Environment

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Hayfield Conservation Area Character Appraisal (2011)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

Section 16: Conserving and enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0186 - Proposed Demolition of Existing Lean to Outbuilding and Garage and Construction of Kitchen Extension to Rear of House and Replacement of Garage with Workshop – Approved – 04/06/13

CONSULTATIONS

Publicity

Site Notice expiry date: 03/03/23

Neighbour consultation period ends: 09/03/23

Press Advert: 09/03/23

Public Comments

None

Town / Parish Comments

None received

DCC Highways

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

Conservation Officer

The proposal title and Design and Access statement discusses alterations to windows and doors with no further information or drawings provided to explain this. I note some units are labelled? See drwg ref: Drawing no: 201 floor and roof plans as proposed. Further clarity required.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hayfield, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties are acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate having regard to the impact upon

designated heritage assets, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

The application site is located within the Hayfield Conservation Area which is a designated heritage asset. The site also lies opposite two Grade II Listed Buildings, and lies within their setting.

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.

Further guidance for extensions is contained within the High Peak Residential Design Guide SPD (2005), and the Design Guide SPD (2018).

The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension results in a dwelling which is well designed in itself. Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house.

The Design Guide SPD (2018) at 5.5 states that extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing.

The NPPF also seeks to deliver high quality design in development and, at paragraph 134, states that development which is not well designed should be refused.

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

The application proposes the construction of a single storey rear extension. The extension would infill a small area between the existing dwelling and rear extension, and the existing outbuilding. It is proposed that the extension would have a flat sedum roof. The proposed extension is modest in proportions, and would not represent an over dominant extension in isolation. Taken cumulatively with the existing extension and outbuilding, to which the proposals would link, it is considered that the original dwelling would still remain the dominant element and the proposals would remain subservient.

The design of the proposed extension is appropriate for the dwelling as extended and represents an appropriate design approach in this instance. The use of matching materials would be necessary.

The extension would be sited to the rear of the property and glimpses of the extension would be available from the streetscene, albeit it would be seen in the context of the existing building and as such would not cause any undue harm to the character and appearance of the streetscene or Conservation Area. Given the siting of the extension, it is not considered that the extension would cause harm to the setting of the Listed Buildings opposite.

The alterations to the existing extension to the side, which includes the use of more natural stone, are considered to be appropriate. The existing property has timber and metal framed openings and these are proposed within the development. However, it is unclear from the submitted information how each opening would be treated. This matter could be addressed via condition to ensure their appropriateness in the Conservation Area context.

The proposed development is therefore not considered to cause harm to the character and appearance of the Conservation Area or features of its significance.

Amenity

There is a conservatory located to the rear of the neighbouring dwelling, which would have side windows which would face towards the proposed extension. The application site is located at a slightly higher land level to the adjacent dwelling. While the conservatory would have views towards the proposed extension, given the modest scale of the development, and the positioning set in from the site boundary it is considered that no adverse harm would arise through loss of daylight, privacy, overbearing or overshadowing.

No adverse amenity issues are foreseen from the proposed development and the proposals are therefore considered to be in accordance with Policy QE6 of the Local plan.

Highway Safety

The does not result in the loss of any parking space, nor does it result in an uplift of bedrooms at the site. No parking or highway safety issues would arise.

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: 17/03/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council