

DELEGATED DECISION REPORT

HPK/2022/0550
VALID 13/12/2022

HORWICH LODGE, ECCLES
ROAD, WHALEY BRIDGE,
DERBYSHIRE, SK23 7EW

CONVERSION OF AN
OUTBUILDING AND LINK
EXTENSION TO CONNECT TO
THE HOUSE (FULL -
HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to a two storey detached dwelling and outbuilding which is located within the countryside as defined by the Local Plan policies map. The outbuilding is sited at a higher land level than the dwelling. The surrounding area is predominantly agricultural with a small number of dwellings within the area. The site is accessed via a lane off Eccles Road. Public Rights of Ways Whaley Bridge 42 and 45 are adjacent to the site.

PROPOSAL

This application seeks permission for the conversion of the outbuilding to habitable accommodation and a link extension between the dwelling and outbuilding. The extension would have a dual pitched roof and be constructed from stone and slate. A glazed corridor is proposed with aluminium framework. The proposals would provide a living room/sun room within the extension and a utility, shower room, study and loft bedroom within the converted outbuilding.

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
- EQ2 Landscape Character
- EQ3 Rural Development
- EQ5 Biodiversity
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 20/02/2023
Neighbour consultation period ends: 09/02/2023
Press Advert: N/A

Public Comments

Two letters of representation received:

Windows from conversion would look directly into property, loss of privacy
First floor window should be bricked up and relocated, or obscure glazed
Ground floor window should be amended to have wider batons and obscure glazing to protect amenity
Barn could become a separate dwelling
Concerns relating to use of access track/PROW during construction
Impact on breeding birds and bats
Conditions should be attached ensuring the building does not become a B&B or rental accommodation
Any damage to road during construction should be repaired by applicant

Town / Parish Comments

None received

Derbyshire Wildlife Trust

No objection subject to conditions

OFFICER COMMENTS

Principle of Development

The application proposes the conversion of an existing outbuilding to habitable accommodation, and the construction of a single storey side link extension. The site

lies within the open countryside as defined by the Local Plan policies map. The site also lies within the Central Sub-Area of the Local Plan.

Policy EQ3 relates to rural development and states that extensions to existing dwellings may be acceptable provided that it is subsidiary to the building and do not have an adverse impact on the character of the landscape. Policy EQ3 also allows for the conversion of rural buildings to residential use, although in this instance the outbuilding forms part of the existing planning unit.

The principle of the proposed development is therefore considered to be acceptable subject to the impact on the landscape, amenity, highway safety and the impact on the public right of way network.

Design Considerations

The application site is located within a rural area where policy EQ3 requires extension development to not have an adverse impact on the landscape. 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. At 5.15 the SPD states that the guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained.

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.

The proposed conversion works seek to utilise the existing openings of the building which is an acceptable approach which would not undermine the existing character of the building. One opening to the rear (west) elevation would be made larger

however this is not considered to cause harm to the overall character of the building. A glazed corridor link is proposed to the western elevation which would allow for visibility of the existing fabric of the building from the outside space.

It is proposed that the ground floor window within the eastern elevation includes timber batons, behind which would be glazing. This would help to reinforce the character of the original opening and is an appropriate approach in this instance.

The proposed extension, which would link with the converted outbuilding, would be single storey and constructed from materials to match the existing dwelling. The extension would remain subservient to the host dwelling, which would remain the dominant element of the dwelling as extended.

Visually, the scale of the extension is appropriate as is a link between the existing two structures with a visual hierarchy retained, and respects the land level changes. Ground works are proposed within the garden to the rear of the buildings through the creation of terraces, to make better use of land level changes. While the existing parking area would be widened to increase off street parking at the site.

In terms of the landscape setting, the proposed extension is not considered to be extensive, while additions to the converted outbuilding would be minimal and respects the form of the existing building. It is considered that the proposed works would respect the landscape setting and not cause undue harm to its character.

The use of materials to match, as detailed within the application, is considered to be an appropriate approach. While the window frames would be timber and aluminium, details of which should be provided, prior to installation, by 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.

Concern has been raised by the occupants of the adjacent property, Sunart, that the proposed works would result in a loss of privacy, particularly from the eastern facing windows within the outbuilding. These windows in the conversion, would serve a bedroom at first floor and study at ground floor. The spacing between the outbuilding and Sunart is, at its closest, circa 21m (building to building). The Design Guide, suggests that a spacing of 21m between habitable openings should be provided. The distance between the proposed openings and the nearest principal opening to a habitable room within Sunart would therefore meet the Council privacy standards. In any event, the relationship is over public land and as such is a less sensitive relationship. The impact upon amenity from loss of privacy and/or overlooking is not considered to be significant, and it is not considered that there would be sufficient reason to require the development to be amended, as suggested by the objector, to address their concerns. The approved plans for the constructive of Sunart have been reviewed as part of this assessment.

The proposed new built form is single storey and would be sited sufficient distance from neighbouring properties to not give rise to any harm to through overbearing, overshadowing or loss of daylight.

It is acknowledged that the converted building would be sited immediately adjacent to a lane and PROW and as such users of such routes would have visibility into the building at ground floor level. It is not considered that such a relationship is uncommon and would not result in an adverse level of amenity for future occupants of the building.

In terms of imposing a condition restricting the use of the barn, it is considered reasonable to restrict its use to being ancillary to the main dwelling, given that a separate doorway to the main dwelling will be positioned on the eastern elevation. This application has not assessed whether any subdivision would be acceptable on amenity and highway grounds and therefore a conditional approval is recommended.

Highway Safety/Impact upon PROW

The extension results in an uplift of bedrooms within the property which would place additional demand for off street parking at the site. The scheme proposes the widening of the existing parking area to provide an additional off street parking space, which would be sufficient to accommodate the demand arising from an additional bedroom. Although comment have been made regarding potential damage to the road, as a public highway it would be unreasonable to impose conditions seeking any remediation works, as the land is not within the control of the applicant.

Immediately adjacent to the site is are two Public Rights of Way (Whaley bridge 42 and 45). The proposed works do not encroach onto these routes, however, it would be necessary to include an informative on any permission to ensure that the developer is aware that the PROW's remain unobstructed throughout construction.

Impact upon Biodiversity

Policy EQ5 'Biodiversity' advises that biodiversity and ecological resources should be conserved. It states that development will not be permitted which would have an adverse impact upon protected species.

The application has been supported by the necessary ecological survey to consider the impact upon protected species and/or their habitats. The survey has been reviewed by DWT who are satisfied that the development would not have an impact on protected species or their habitats subject to the imposition of condition for a precautionary building inspection before works to the outbuilding commence.

A condition is also required to provide ecological enhancements, through bat and bird boxes, which would help to deliver ecological net gain.

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: 21/03/23

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council