

DELEGATED DECISION REPORT

**HPK/2023/0048
VALID 02/03/2023**

**CADSTER MILL, CHAPEL
ROAD, WHALEY BRIDGE,
DERBYSHIRE, SK23 7EN**

**GROUND FLOOR EXTENSION
TO WEST ELEVATION TO
FORM WHEELCHAIR
ACCESSIBLE
ACCOMMODATION AND
UTILITY SPACE (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 live/work dwelling which is located within the countryside as defined by the Local Plan policies map. The site lies within the central area sub-area. The dwelling is a converted rural building. The surrounding area is predominantly agricultural with a small number of dwellings within the area. The site is accessed via a lane off Chapel Road. Public Rights of Way Whaley Bridge 112 is adjacent to the site and runs along the lane.

PROPOSAL

This application seeks permission for a single storey extension to the western elevation. The extension would have a shallow pitched roof and would be constructed from stone walls, with a corrugated metal roof and timber doors and windows to match the existing building. The extension would require the removal of an existing outbuilding sited in the same location. The extension proposes the installation of pv solar panels.

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
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment

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

HPK/2010/0645 - Resubmission of HPK/2010/0282 for conversion of existing mill to form a live/work unit – Approved – 31/01/23

HPK/2010/0282 - Conversion & extension to form a live/work unit – Refused – 30/09/10 – Appeal Dismissed – 07/03/11

CONSULTATIONS

Publicity

Site Notice expiry date: 25/04/2023

Neighbour consultation period ends: 28/03/2023

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

No objection

Network Rail

No objections

OFFICER COMMENTS

Principle of Development

The application proposes an extension to a dwelling which was approved as a conversion of a rural building to a live/work unit. The site lies within the open

countryside as defined by the Local Plan policies map, 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.

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. In this instance, the planning history is relevant.

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. 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, and that when converting traditional buildings, new uses should not normally require the construction of extensions or ancillary buildings. However, if alterations are necessary and approached carefully, it may be possible to bring about a new understanding of historic buildings by making a clear distinction between what is old and what is new.

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.

An initial application to convert the building was refused and an appeal dismissed. That proposal included extensions to the building including one to the west, similar to that now proposed, and one to the east. The Inspector concluded *“this part of the proposal involves significant enlargement of the existing building together with two sizeable new extensions to the east and west to achieve the amount of domestic accommodation required. Prevailing national and local policies seek to protect the character and appearance of the open countryside and the landscape quality of the SLA by resisting new housing development outside settlements except where agricultural or similar justification exists for making an exception to these policies”*. Following removal of the extensions, permission to convert the building was granted.

Conversion policies are generally more restrictive in terms of extensions, however it is noted that the Policy climate has changed since those earlier assessments. As outlined above, 5.15 of the Design Guide does not prohibit extensions to conversion schemes and this is a consideration of its merits.

The proposed development seeks the removal of an existing outbuilding/store to facilitate the extension. This outbuilding is sizeable and constructed on a similar footprint to the extension proposed. While this did not form part of the approved development to convert, the building has been present on the land for many years (from aerial data), and its presence is a material consideration.

The proposed extension replacing the existing outbuilding would be single storey in nature and sited along the northern boundary of the site. The extension would appear subservient to the host building by reason of its single storey nature and siting. The scheme proposes stone elevations which would match existing and a corrugated metal roof, with solar panels. The form of the extension, which includes a shallow pitched roof would not undermine the overall character of the converted mill which would be the dominant element. It is further considered that the existing building is a non-designated heritage asset. It is considered that the proposed works would not cause undue harm to the significance of the heritage asset.

The extension would be well screened from public vantage points by reason of its positioning next to the well vegetated northern site boundary and the boundary wall to the west. There would be some views of the extension from higher land to the south, however this would be in the context of existing built form and as the scale of the proposals are similar to the existing outbuilding, the impact on the surrounding landscape would be neutral.

The use of materials to match, as detailed within the application, is considered to be an appropriate approach, although in this instance it would be necessary for details to be provided. 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.

The proposed extension would be well contained by existing built form and boundary treatment. Its scale and siting would mean that the extension would not cause harm through loss of light, overshadowing or overbearing. Furthermore, the extension would be over 20m from the southern site boundary and no overlooking or loss of privacy issues would arise.

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. However, the site benefits from sufficient off street parking to meet the demands of the proposed development as extended.

Immediately adjacent to the site is Public Rights of Way Whaley Bridge 112. The proposed works do not encroach onto this route, 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.

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: 26/04/23

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council