

DELEGATED DECISION REPORT

HPK/2023/0090
Valid 08/03/2023

OLLERSETT COTTAGE,
LANESIDE ROAD, NEW
MILLS, DERBYSHIRE, SK22
4LU

FIRST FLOOR EXTENSION
OVER EXISTING SINGLE
STOREY
(FULL - HOUSEHOLDER)

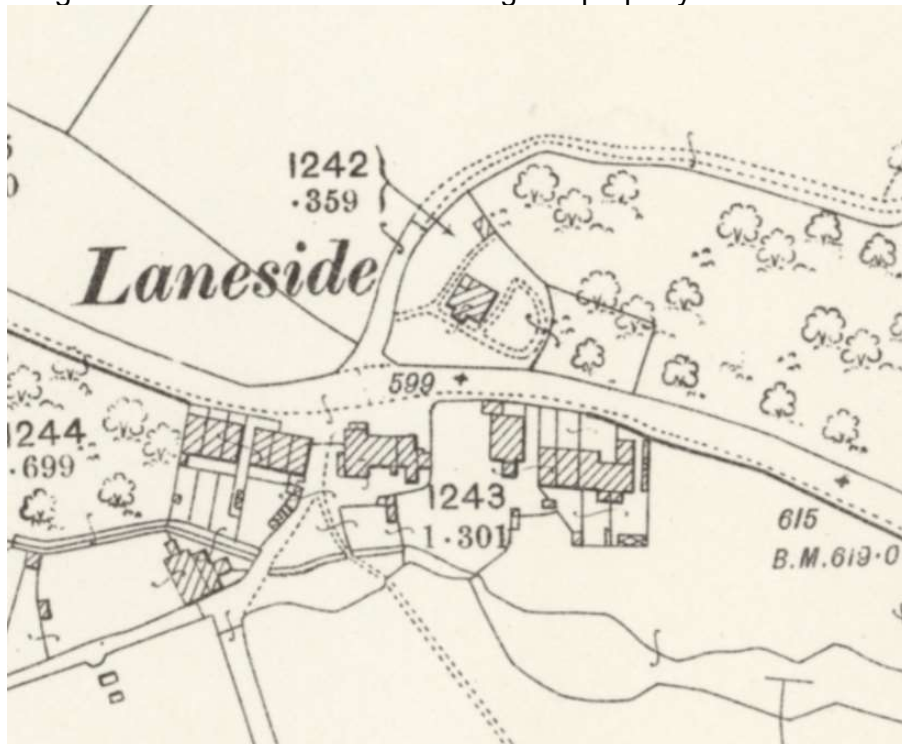
MAIN ISSUES

- Principle of development
- Design
- Residential amenity

DESCRIPTION OF SITE

The application relates to Ollersett Cottage, a two storey detached property complete in a traditional style in local stone. The property is located fronting Laneside Road in the New Mills area of Derbyshire. To the east the property shares a boundary with another similarly proportioned detached property, Greensett, and to the west the property features an unmade track and public right of way located outside of the limits of the application site which runs behind the application site and to the east.

The application property is not listed but can be identified on historic maps (shown below) and is considered a non-designated heritage asset (NDHA) given the age and surviving architectural interest surrounding this property.



PROPOSAL

Planning permission is sought for a first floor extension to the rear above the existing single storey feature resulting in a two storey addition to the rear. An existing conservatory sited to the rear will remain in place and the resulting roof design will be M shaped when viewed from the side elevations of the property with a dual pitched roof above the proposed extension and a valley between the extension and original two storey element of the property. The development will be complete in materials to match the existing property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ6 Design and Place Making

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2012/0159
DESCRIPTION: Proposed Erection Of Single Storey Conservatory To Rear Of Building
DECISION: Approved
DECISION DATE: 14/05/2012

CONSULTATIONS

Publicity

Site Notice expiry date: 14/04/2022
Neighbour consultation period ends: 14/04/2022
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

New Mills Town Council – No objection

Derbyshire County Council Highways

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

OFFICER COMMENTS

Principle of Development

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted in the adopted Local Plan proposals map. The site is not constrained by any sensitive statutory designation and as such the presumption in favour of sustainable development is engaged.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design and impact on NDHA

Local Plan Policy EQ6 requires developments to be well designed and delivered to a high quality. This reflects section 12 of the NPPF – achieving well designed places.

With regards to visual impact, the proposed extension will be viewed in the context of the existing dwelling and will remain well screened from vantage points along Laneside Road. Chapter 5 of the Design Guide sets out that all extensions, “should respect the dominance of the original building and be subordinate to it in terms of size and massing.” At two-storeys, the proposed rear extension is proposed to have a lower ridge height than the main host building which ensures subservience from the main house as is required by the High Peak Residential Design Guide.

The proposed development would remain well screened from the streetscene and any vantage points to the rear of the application site owing to the generous plot surrounding the site and mature landscaping would be mitigated. On balance the proposed development is considered acceptable.

The High Peak Residential Design Guide describes how works completed to a property should harmonise with what exists presently. It suggests that the best way to comply with this is to build using the same materials as the original property. The proposed plans seek to achieve this and will also be secured by way of a condition.

Paragraph 203 of the National Planning Policy Framework states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be

required having regard to the scale of any harm or loss and the significance of the heritage asset.

In assessing the application against the significance of Ollersett Cottage as a NDHA, it is noted that the existing property has already benefitted from some contemporary additions such as UPVC windows and the addition of a modern conservatory to the rear. The proposed extension maintains a design that would compliment the design of the original property and remains subservient to the original elements of the dwelling. Design elements such as mullion style windows, enhanced cill details and a decorative detail to the eaves of the property will all complement the existing property. Sited to the rear of the property, the impressive front elevation and façade of Ollersett Cottage will remain unchanged continuing to positively contribute to the streetscene along this section of Laneside Road. On balance the proposed extension is considered to be acceptable and would not have a negative impact on the significance of the non-designated heritage asset.

Amenity

Local Plan Policy EQ6 requires that all development achieves a satisfactory relationship with adjacent properties. It must 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. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

With regards to overlooking, the proposed fenestration placement must be assessed against its immediate context and the existing arrangement. The proposed rear extension seeks fenestration at first floor rear serving habitable room windows. These are not considered to have any amenity impact since they will look towards the rear garden of the site, and towards the end of the neighbours garden to the east. On the side elevation, an additional habitable room window is proposed at first floor facing north west towards the adjacent public right of way and away from neighbouring residential development.

Projecting within the footprint of the existing property the proposed rear extension is sufficiently offset from the boundary shared with adjoining Greensett and the occupiers of this adjoining property are not considered to be affected by the proposed development over the existing arrangement. It is also noted that the proposed extension will project to a similar point in line with the rear elevation of adjacent Greensett.

In conclusion the proposal would have no bearing on the amenity of neighbouring occupiers over the existing arrangement.

Highway Safety

Plans show that the dwelling would contain three bedrooms, requiring two off road parking spaces to accord with the parking guidance at Appendix 1 of the Local Plan. To the rear is sufficient space to parking of two vehicles which will remain unaffected by the proposal and as such the existing parking arrangements

which are to be retained are considered acceptable at this location and the development therefore meets Policy CF6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

Overall, this planning application is considered to represent an appropriate form of development in this location. The design is considered to be both subservient and complementary given the use of form, scale and materials. There are not considered to be any negative impacts on the amenity of neighbours or future residents. As such the application is recommended for approval subject to the conditions previously mentioned.

OFFICER RECOMMENDATION : **Approve subject to conditions**

Case Officer: John Van Eker

Recommendation Date: 03/05/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council