

DELEGATED DECISION REPORT

HPK/2023/0074
VALID: 20/02/23

1, THE MEADOWS, DOVE
HOLES, DERBYSHIRE,
SK17 8DU

GARAGE ALTERATIONS TO
FORM ADDITIONAL LIVING
ACCOMMODATION (FULL -
HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Dove Holes as defined by the Local Plan policies map. Part of the rear garden lies within the Open Countryside. The site relates to a two storey detached property which is located within a predominantly residential area comprising detached properties of varying design. The site benefits from private amenity space to the rear with off street parking to its front. Land to the rear lies within the Ridgeclose Rocks and Grassland Local Wildlife Site. Public Right of Way (Chapel en le Frith No.150) runs to the rear of the site.

PROPOSAL

This application proposes alterations to the dwelling to provide additional residential accommodation. The alterations include:

Front Elevation – lowering of garage door height.

Rear Elevation – removal of rear lean-to roof to rear projection and replacement with flat roof with roof lantern. Addition of roof dormer and installation of window with Juliette Balcony.

Side Elevation – Addition of flue and two roof lights.

Internally the scheme includes a new bedroom at first floor level, and lounge, kitchen/diner and reduced garage at ground floor. It is understood the proposal would create a granny annex.

The scheme initially proposed a raised terrace to the rear and gates to the front. However following concerns regarding design and amenity matters, these elements have been removed from the scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S6 Central Sub-area Strategy
- 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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2009/0710 - Resubmission of HPK/2009/0442 for Extension to existing garage
– Approved – 25/01/10

HPK/2009/0442 - Extension to existing garage with bedroom over – Refused –
16/09/09 – Appeal Dismissed.

CONSULTATIONS

Publicity

Site Notice expiry date: 06/04/23
Neighbour consultation period ends: 22/03/23
Press Advert: N/A

Public Comments

2 letters of objection received:

Increase in bedrooms and conversion of garage will result in parking on street, on a
blind spot on road.
Deed doesn't allow for gate/fence on front boundary

1 letter in support:

The garage will not be compromised and can still support the parking of a car
No off street parking will be lost
Front elevation will be improved

2 letters of representation received from occupants of the property.

Town / Parish Comments

None received

DCC Highways

Initial comments - The proposal seeks the conversion of an existing garage to form additional living accommodation and the provision of a entrance gate across the existing vehicular access to The Meadows.

The proposal results in the loss of the existing garage, however, the existing driveway / area of hardstanding within the site is of sufficient dimensions to accommodate acceptable levels of off-street parking.

The proposal includes the erection of entrance gates across the access to The Meadows adjacent to the back edge of the footway. Whilst the Highway Authority recommends that any gates are setback a minimum of 5m from the nearside highway boundary, in view of the nature of the road i.e. an unclassified residential road where vehicle speeds are low, it is not considered that the proposed gates would have a detrimental impact on highways safety.

Therefore, the Highway Authority has no objections to the proposal

Further comments - Further to my response (dated 8th March 2023) in relation to the above application. The proposed ground floor plan appeared to show the existing garage door to be closed off with a wall, however, having just spoken to the applicant I am now aware that the garage will be retained albeit altered slightly. The Highway Authority raised no objections initially, and this is still the case.

Severn Trent Water

No sewers demonstrated on sewer records.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Dove Holes, which is a Larger Village within the settlement hierarchy, as defined by the Local Plan Policies Map. Within such locations householder development is acceptable, as a matter of principle.

It is understood that the proposal would create an annex. Provided that the annex is occupied in a manner which is ancillary to the main dwelling then the proposals would represent householder development. The floorplans demonstrate a clear functional relationship between the new accommodation created and the existing dwelling. A change of use is therefore not a matter for this application.

The main considerations in this instance whether the design is appropriate, whether any amenity issues would arise, whether there would be an impact upon highway safety, and nutrient neutrality.

Design Considerations

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.

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 proposed alterations to the front elevation includes the lowering of the existing height of the garage door. The garage door height as proposed would align with the height of existing openings to the front of the property and would appear in proportion with the host dwelling. To the rear the scheme includes the replacement of a lean-to roof of a rear projection and its replacement with a flat roof, with lantern, and the installation of a small roof dormer and full height window at first floor level. The proposed alterations would not undermine the dominance of the host dwelling and would remain subservient to it. Additionally, the design and appearance of the alterations, which are minor, would not be significantly out of keeping with the host property to cause undue harm to its character and appearance. In addition, the ground floor rooflights and flue to the side of the property are minor in scale and would not demonstrably affect the character and appearance of the dwelling.

The proposed alterations would not have a detrimental affect on the character and appearance of the streetscene or wider context. A public right of way runs to the rear of the site, although the impact of the development from these vantage points is not considered to be significant.

During the consideration of the application concern was raised by the LPA with regard to the installation of a high gate across the site access. The street is characterised by limited front boundary treatment and the LPA were of the opinion that this would have an unacceptable affect on the character and appearance of the area. This part of the scheme has subsequently been removed.

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.

Additional built form proposed is limited and would have no greater effect on the living conditions of neighbouring properties through loss of light, overbearing or overshadowing than the existing site condition.

A new window is proposed within the rear elevation at first floor level which would face directly over the amenity space of the host dwelling. The window is full height and includes a Juliette balcony. While there would be some visibility from the window and, as such, a degree of additional overlooking to the private amenity space of the dwelling to the north, it is not considered that the impact would be significant given the orientation is not directly facing the amenity space.

The development would retain an appropriate level of private amenity space to serve the dwelling as extended.

Highway Safety

The proposal would result in an uplift of bedrooms within the dwelling to 6. There is sufficient space to the front of the property to provide at least 3 off street parking spaces, while the scheme would also retain a garage which would be of sufficient size to provide off street parking. The site can accommodate for the parking demands of the dwelling as altered, as confirmed by DCC Highways. While the concerns of residents is noted, an assessment can only be made of the availability of off street parking to serve a development and not the manner in which that space is utilised by occupants. In the absence of any objection from DCC Highways highway safety concerns cannot be sustained.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out "likely significant effects" on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an "Appropriate Assessment" where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal involves additional bedroom and bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore in terms of both foul and ground water it is not considered that the proposal will risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

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: 17/05/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council