

DELEGATED DECISION REPORT

HPK/2023/0099
Valid 14/03/2023

LAND ADJACENT TO THE
MEADOWS GREEN LANE
HADFIELD
GLOSSOP

DEMOLITION OF EXISTING
GARAGE AND ERECTION OF
1NO. 2 STOREY DETACHED
HOUSE, TOGETHER WITH
ASSOCIATED EXTERNAL
WORKS.

(FULL - MINOR)

ISSUES

- Principle
- Impact on visual amenity
- Impact on neighbour amenity
- Amenity of future occupier
- Drainage/flood risk
- highways
- Ecology
- Contamination
- Other Matters

DESCRIPTION OF SITE

The application relates to a plot of land located on Green Lane in Hadfield. The site is an infill plot in a residential area. The site is currently overgrown and there is an existing garage on site. The application site is not located within any areas of designated interest.

PROPOSAL

Consent is sought for the demolition of an existing garage and for the erection of a detached dwelling on the land.

The dwelling is to provide a four bedroomed dwelling with integral garage. To the front parking for three vehicles is to be provided as well as a small front garden with new planting. To the rear a patio area is proposed with a private rear garden.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport
EQ 5 Biodiversity S 5 Glossopdale Sub-area Strategy
EQ 9 Trees, woodland and hedgerows
H 1 Location of Housing Development
H 3 New Housing Development

National Planning Policy Framework

Section 5,11,12,15.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 27.04.2023
Neighbour consultation period ends:29.05.2023
Press Advert: N/A

Public Comments

Three letters of representation have been received. Two letters have been received neither supporting or objecting to the development and one letter has been received supporting the application. The comments are as follows.

- Good use of the land
- Providing more security to adjoining properties
- House should be positioned so that it doesn't result in loss of light ,privacy or overshadow neighbours
- Inaccurate plans over ownership of hedge and fence
- Concerns regarding contamination and asbestos in garage

Town / Parish Comments

N/A.

Environmental Health

No objections subject to conditions and informative.

Derbyshire County Council Highways

No objections subject to conditions

United Utilities

No objection but recommends that the applicant investigate and demonstrate the exact relationship between the UU asset and the proposed development. Any construction activities in vicinity of UU asset must comply with nation and construction standards. After determination the applicant shown be aware that they may need to amend their proposed layout to accommodate UU asset. Detailed drainage strategy should be submitted and agreed by UU before commencement.

OFFICER COMMENTS

Principle of Development

The application site is located within the development boundary for Hadfield. Hadfield is defined as a Larger Village within the Settlement Hierarchy.

Larger Villages will be where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.

Policy S 5 states that the Council will seek to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community. This will be achieved by:

2. Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:

- Supporting the development of new housing on sustainable sites within the built-up area boundary

Policy H1 sets out that new residential development which lies within the built up area boundary will be supported in principle.

The proposed development for the erection of one dwelling is considered to be located in a built-up area of Hadfield and is therefore considered to be located in a sustainable location. As such the principle of the development is acceptable subject to the other material considerations.

Design and Impact on Visual Amenity

The NPPF highlights that good design is a key aspect of sustainable development and should contribute positively to creating places which people wish to live and work. Paragraph 130 requires development to function well and add to the overall quality of the area for the lifetime of the development. It should respond to local character and history and be visually attractive as a result of good architecture, layout and appropriate landscaping. Paragraph 134 of the Framework advises that permission should be refused for development that is not well designed and where it fails to reflect local design policies and local design guidance, including supplementary planning documents.

Policy EQ6 of the Local Plan states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The adopted Design Guide SPD (2018) also set out the matters which need to be considered when designing new development. In particular paragraph 3.7 states: The architectural style of new development should be guided through an assessment and understanding of the character and context of the area. Sites may be capable of accommodating both contemporary and traditional forms of development that are high quality and functional. Design solutions should respond to the local tradition but without slavishly copying it.

And continues at paragraph 3.8 that: A new building should respect the scale of those surrounding it. Jumps in scale can sometimes be acceptable and can be justified if the development occurs at key locations such as on corners or at the end of vistas.

With respect to the proportions of building paragraph 3.10 states: Where possible new buildings should pick up on the proportions of neighbouring buildings in some way. This need not necessarily mean replicating the disposition of openings but could be a more subtle interpretation.

The site is a modest area of land considered to be an infill plot between a detached and terraced dwelling. In the immediate area the dwellings all vary in size and style and therefore there is no clear design style in this location.

The proposed development would not emulate any of the existing properties on Green Lane but as there is no clear design style the proposed development would not look out of keeping on the row of properties. The scale and size of the dwelling would respect that of the immediate neighbours and the driveway and landscaping would be similar to the other dwellings in the area whilst also contributing to the visual amenity of the area.

In terms of its construction materials the development would have a similar appearance to the adjacent dwellings utilising a mixture of red facing brick and off white render. To ensure appropriate materials are used a condition will be attached requiring the materials to be submitted prior to the commencement of the development.

For the reasons mentioned above the development is considered to have an acceptable impact on the visual amenity of the area.

Amenity

EQ6 of the adopted Local Plan identifies the need to ensure that new development achieves a satisfactory relationship to the existing residents, taking into account factors such as orientation, overlooking, the overbearing impacts of development and visual intrusion.

With respect to privacy, paragraph 8.6 states: It is important that the design of new residential development provides adequate privacy, security, sunlight and daylight to occupiers of both new and existing

As applications for high-density development become more common the issue of amenity can become ever more demanding. Issues of amenity will be a determining factor in the permission of housing development as stated in Local Plan policy H11 (Layout and Design of Housing Development).

As a guide a distance of 21 metres between habitable room windows of adjacent properties will provide an acceptable level of amenity. Where changes in levels on site are evident or where taller buildings are present, these distances should increase by 1 metre for every 0.5 metre difference in height between the smaller to the taller building.

The neighbours with the most potential to be affected by the development is The Meadows and No. 14 Green Lane.

The proposed dwelling has been amended so that the rear wall of the proposal has been brought forwards to reduce the impact on the rear elevation/garden of the Meadows. When assessed against the 45 degree rule the rear of the Meadows is not considered to be impacted by loss of light or overbearing impact. The rear wall being brought forwards means that the proposal would result in loss of light to a number of windows on the side elevation of the Meadows. Some of these windows are obscurely glazed and therefore the loss of light would not warrant refusal of the application. The neighbour has clarified that the remaining windows serve a dining room and kitchen, but these windows are secondary windows served by a bay window on the front and rear of this neighbour. The plans propose an obscurely glazed window on the side elevation at first floor this window would face an existing obscurely glazed window on the meadows. A condition will be attached to ensure this window is obscurely glazed so that the neighbour does not develop a sense of overlooking. In addition, facing obscurely glazed windows are common in the area and therefore its siting is considered acceptable on this occasion. The proposal is therefore considered to share an acceptable relationship with this neighbour.

The neighbour to the north east is no 14 Green Lane. This neighbour is an end terrace property. The revised dwelling has been designed to fit within the shape of the site and has also considered the impact on this neighbour. The section of the proposed dwelling closest to this neighbour does not project beyond the rear or principal elevation of the dwelling. The side elevation of this neighbour is a blank elevation, and no windows are proposed on the side elevation to face this neighbour. The window serving the proposed dining room would face the existing driveway of this neighbour. Due to the window facing vehicles and not usable garden space it is not considered that this would result in detrimental overlooking. As such the development is considered to have an acceptable impact on the amenity of this neighbour.

No 11, Barleycroft is located to the rear of the site. A sufficient separation distance of 26m is achieved between the rear elevations and 15m is achieved between the rear

elevation of the proposed dwelling and the shared boundary. As such the proposal is considered to share an acceptable relationship with this neighbour.

Amenity of future occupier

Policy H 3 states that the Council will require all new residential development to address the housing needs of local people by: Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations.

The application proposes the erection of a four bedroomed dwelling. The plans do not indicate the exact floor area, but it is clear that the development is compliant with the NDSS.

The Residential Design SPD states that levels of privacy from amenity space associated with properties should be based upon the function of that space. Since front gardens are required to establish a visual relationship with the street, they are not the best place to locate the largest amount of private amenity space. The rear of properties is a more appropriate location for garden areas.

The dwelling will benefit from a landscaped front garden and a private rear garden. The amount of private amenity space is considered appropriate considering the size of the dwelling.

Similarly, to the impact on neighbour amenity it is considered that the proposed dwelling would not be unduly overlooked or experience any detrimental loss of light or overbearing impact.

Highway Safety

Policy CF 6 states that the Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

The application proposes the erection of a detached dwelling with an integral garage and parking for 2 vehicles. The highway authority considers that the proposed access location is nearer to the adjacent property, The Meadows, and will have somewhat restricted emerging visibility, especially compared to the current access location. However, there are similar accesses in the vicinity of the site and as the existing access will be closed, it is considered that the relocated access does not warrant an objection on highway safety grounds.

The proposed dwelling includes an integral garage, the internal dimensions of the garage is below those recommended to accommodate a vehicle (recommended minimum internal dimensions are 6m x 3m). Based on the submitted proposed layout

plan, the external parking space is also of restricted size. However, it is considered that there is enough space available within the site to accommodate an acceptable level of off-street parking provision. As such the highway authority consider that the development would have an acceptable impact on highway safety subject to conditions.

Ecology

Policy EQ 5 states that the biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

The proposed development results in the loss of a modern garage and the removal of some shrubs. The development is not supported by the submission of a biodiversity survey. However, it is considered that the development is located on a site where it will create little or no harm to biodiversity or geological conservation. To ensure a net gain the following enhancement measure will be conditioned on the permission. -The installation of artificial bird and bat boxes and that the details should be submitted to the LPA for approval.

Flood Risk and Drainage

Policy EQ11 advises that the Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere. The site lies within flood zone 1, an area which has the lowest risk of flooding.

As set out by United Utilities, any surface water drainage would need to consider various sustainable drainage options, along with agreement with United Utilities to connect to local sewers. They do not suggest that drainage or sewerage would be a constraint to development. Therefore, if this scheme were acceptable appropriate conditions could be imposed requiring the submission of further details.

The site does not lie within a flood zone, therefore it is not considered that the development would no cause or exacerbate flooding elsewhere.

Contamination

Concerns have been raised by a resident regarding risk of contamination on the site and the garage. The Councils Environmental Health department have been consulted and conditions and an informative has been recommended and these will be attached to any subsequent decision.

Other Matters

A condition will be attached to the permission removing permitted development rights for Part 1 Classes A; B; C; D; E; F; and G and/or Part 2 Classes A. This is to ensure the minimum amount of acceptable amenity space for the occupier, a maintained level of amenity for neighbours and to ensure that any future additions to the

property have an acceptable impact on the visual amenity of the area.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

Case Officer: Rebecca Bowers

Recommendation Date: 30.05.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council