

DELEGATED DECISION REPORT

HPK/2023/0106
Valid 03/04/2023

29, VALE HOUSE DRIVE,
HADFIELD, GLOSSOP,
DERBYSHIRE, SK13 1BT

SINGLE STOREY SIDE
EXTENSION TO FORM A
UTILITY ROOM INCLUDING A
WC

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity
- Impact on highway safety

DESCRIPTION OF SITE

The application site comprises a two-storey, detached property on a corner plot within a modern housing development - constructed of reconstituted stone and a concrete tiled pitched roof.

The property is the original dwellinghouse and has not been altered. The property has a driveway accessed off Vale House Drive, with gardens to the side and rear laid to lawn and planted borders.

The application site is located within the Development Boundary of Hadfield. For the purposes of planning policy consideration, the application site is not located in a Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.



PROPOSAL

Full planning permission is sought to construct a single storey side extension with lean-to roof to enlarge the ground floor living space and create a utility room with WC, accessed from the kitchen/diner. The planted border will be built over; however a path will be retained to the side of the extension to retain access into the rear garden via the side gate.

The proposed palette of material finishes will be sympathetic to the host dwelling and be reconstituted stone and a concrete tiled roof to match.

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
S5 Glossopdale Sub-area Strategy
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2021)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 11/05/2023
Neighbour consultation period ends: 8/05/2023

Public Comments

None received

Town / Parish Comments

N/A

Highways Authority

No objection.

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies the Hadfield as a 'Larger Village' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed modest single storey extension will be added to the side elevation of the existing dwellinghouse. The extension will be constructed of materials to match and will have a lean-to pitched roof. The extension will be contained within the boundary of the site and will be stepped off the fenceline to maintain a pedestrian route through from front to back gardens.

The proposed extension is of modest scale and will appear subservient to the existing dwellinghouse. The design and materials of the proposed extension will complement the existing dwellinghouse and will not appear visually prominent within the street scene. It is for these reasons that the proposed extension will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

The overall design of the proposed development is not considered to be detrimental to the character and appearance of the residential area.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The rear and side garden is enclosed by high fencing and given the orientation of the property, there should be no adverse impact on neighbour amenity. The closest neighbouring property (number 31) will not experience loss of privacy, with the road separating and existing high close boarded fencing acting as a barrier.



It is for these reasons the proposed extension will comply with policy EQ6 of the Local Plan.

Highway Safety

Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

The parking and driveway remain unchanged. Status quo remains, with no additional bedrooms proposed, it is considered that there will be no detrimental effect on highway safety and the proposal will comply with policy CF6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 1.6.2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council