

DELEGATED DECISION REPORT

HPK/2022/0498
VALID 31/10/2022

TORINO, ST MARYS ROAD,
NEW MILLS, DERBYSHIRE,
SK22 3BW

RAISE EAVES AND RIDGE OF
EXISTING BUNGALOW TO
FORM TWO STOREY
DWELLING, NEW FRONT
PORCH, NEW SINGLE
STOREY REAR EXTENSION
AND ALTERATIONS TO
WINDOWS AND DOORS
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations (including Heritage Assets)
- Impact upon Residential Amenity
- Impact on Highway Safety

DESCRIPTION OF SITE

The application site is located within the settlement boundary for New Mills as defined by the Local Plan policies map. The site relates to a detached bungalow which is located on the edge of a predominantly residential area. The site forms the end property of a row of dwellings located on the eastern side of St Marys Road. A detached outbuilding is located to the rear of the property. To the south of the site is St Marys RC Church and churchyard, to the east St Marys Catholic Primary School and to the west is High Lea Park. The site is adjoined by the New Mills Conservation Area.

PROPOSAL

This application proposes the an upward extension to the dwelling, including the raising of existing eaves and ridge heights of the dwelling in its entirety, to create a two storey property. A single storey extension to the rear/side is also proposed. The scheme also includes a new porch and alterations to existing fenestration.

A kitchen dining area, living room, snug and utility are proposed at ground floor and three en-suite bedrooms, shower room and large landing at first floor level.

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
EQ1 Climate Change
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)
New Mills Character Appraisal (2008)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0497 Conversion of outbuilding to provide ancillary accommodation –
Approved – 06/01/23

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22
Neighbour consultation period ends: 05/12/22

Public Comments

None received

Town / Parish Comments

No objection

DCC Highways

No objection subject to the premises remaining ancillary

Conservation Officer

No comments to make

OFFICER COMMENTS

Principle of Development

The application proposes householder development within the settlement of New Mills. Policy S6 confirms that within the Central Sub Area sustainable growth will be promoted which reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community.

Concerns were initially raised that the extent of works may be tantamount to a replacement dwelling and therefore beyond what can be considered to be householder development. Having received further clarification and review of the plans it is considered that there would be sufficient remaining fabric of the existing building to be considered extensions.

Householder development in such locations is considered to be acceptable, as a matter of principle, subject to in this instance, matters relating design, including the setting of heritage assets, amenity and highway safety.

Design Considerations (including impact on Heritage Assets)

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. The application site is located adjacent to the New Mills Conservation Area and as such is within its setting.

The New Mills Character Appraisal identifies the adjacent St Marys Roman Catholic Church significantly contribute to the townscape quality of the conservation area and the character of sub-area 5 (High Lea Park).

The application proposes a predominantly upwards extension, which would change the character of the existing dwelling from a bungalow to a detached two storey dwelling. Upwards extensions clearly would not represent subservient additions to the host dwelling and therefore the original character of the host property would be lost. Nonetheless, harm would need to be identified.

The existing dwelling represents an anomaly within the surrounding streetscene which is characterised by two storey properties. Nonetheless, the single storey nature of the existing building provides a gradual transition of built form between the row of residential properties and the open character of the adjacent to the church yard of St Mary's RC Church. Furthermore, views are retained towards the church when approaching along St Marys Road from the north. Given the siting of the dwelling adjacent to the churchyard the dwelling occupies a prominent location from the open space to the south, although views from St Mary's Road are due to its scale and existing mature vegetation.

The introduction of a two storey dwelling would be more even prominent from the church yard, particularly the mass and scale of its large flank gable elevation which is proposed to address the churchyard. This elevation also includes large elements of unbalanced glazing. It is considered that this would represent a dominant and incongruous form of development when viewed from the church yard. Additionally,

due to the scale of the proposed dwelling, it would be more prominent and visible from St Marys Road, which viewed from the south.



Figure 1: Gable end viewed from the churchyard



Figure 2: Gable end viewed from the south in the context of the church

When approaching from the north, given the scale of the development, existing views of the church would become obscured by the two storey scale of the proposed development. It is noted that the church yard is currently flanked by other 2 storey developments, some of recent construction, which have been highlighted by the applicants. However, these occupy more discrete locations and are appropriately designed for its context. It is not considered that this sets any precedent for the construction of a two storey development in this more visibly prominent location.



Figure 3 – View of church from the north which would be obscured by 2 storey development

The church and churchyard are located within the Conservation Area and the application site is clearly within the setting of the Conservation Area. The Conservation Officer has raised no comment to the proposed development. Notwithstanding this, the absence of any comments does not override the statutory duty, under s.72 of The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

It has been identified that the application site lies within the setting of the Conservation Area, and that the existing development is relatively discrete in this regard and allows for views to/from the adjacent church and church yard to not be unduly affected or compromise. The site therefore contributes towards its setting, both visually and functionally. The proposed development would fail to ensure that an appropriate relationship is maintained and given its scale and prominence would result in a development which fails to preserve and enhance the setting and as such would affect the significance of the heritage asset.

It is therefore considered that the proposed development would cause less than substantial harm to the significance of the conservation area, due to erosion of its setting. Great weight is attached to harm to heritage assets, and ought only be approved where there are public benefits which outweigh the harm. In this instance, it is not considered that such public benefits exist. The benefits of the proposal would be entirely private to the applicant. The development therefore conflicts with the Policies of the Development Plan and guidance contained within the NPPF.

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 extended dwelling would be sited in a position which follows the existing building line, largely on the same footprint, and as such the relationship with rear facing habitable rooms of No.34 would not be altered. It is noted that there are side facing windows within the flank elevation of No.34 but these would not be considered to be principal openings, while the driveway of No.34 between would provide some relief in terms of outlook.

Given the siting of the dwelling, it is not considered that the proposals would result in any significant overshadowing or overbearing to private amenity spaces to result in an adverse impact upon amenity.

Principal openings to habitable rooms would be sited on the front rear, and southern side elevations and as such would not directly face towards residential properties. A Juliet Balcony is proposed to the rear elevation however, again, this would look towards the garden rather than directly over any adjacent private amenity space. First floor ensuite windows are proposed to the side elevation facing towards No.34 and these can be conditioned to be obscured glazed in order to preserve privacy for both properties.

Highway Safety

LP Policy CF6 'Accessibility and Transport' seeks to ensure that new development can be safely accessed in a sustainable manner and minimise the need to travel, particularly by unsustainable modes.

There would be sufficient off street parking to serve the dwelling, along with the ancillary accommodation which has been recently approved.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would fail to comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be refused.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Declan Cleary

Recommendation Date: 14/06/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council