DELEGATED DECISION REPORT

HPK/2023/0169 **VALID 28/04/2023**	**3, CRAIG DRIVE, WHALEY BRIDGE, DERBYSHIRE, SK23 7LD**	**VARIATION OF CONDITION 2 AND REMOVAL OF CONDITION 4 RELATING TO HPK/2021/0353 (FULL - MINOR)**

MAIN ISSUES

- **Principle of Development**
- **Design Considerations**
- **Impact upon Residential Amenity**
- **Impact on Highway Safety**

DESCRIPTION OF SITE

The application site lies within settlement boundary for Whaley Bridge as defined by the Local Plan policies map. The site comprises a detached bungalow which is located within a predominantly residential area comprising bungalows and two storey properties. There are land level changes on site with the bungalow located at a lower level than adjacent public highway. Planning permission has been granted for extensions to the property with the works largely complete.

PROPOSAL

This application proposes variations to the planning permission granted under **HPK/2021/0353.**

Condition 2 relates to the approved plans, and it is sought to vary this condition to allow for amendments to the design of the extensions/dwelling (with regard to amendments sought by condition 4) and also external layout works, with particular regard to off street parking.

It is proposed to retain the existing driveway, replace the existing retaining wall and provide an upper, highway level, parking space. The scheme initially proposed a driveway and parking spaces at the upper level, with retaining walls, and a path/steps leading down to the dwelling.

The proposal also seeks to remove condition 4 which required:

Prior to the application of any external render, details of the colour and texture of the render shall first be submitted to and approved in writing with the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason:- In the interests of visual amenity and the character and appearance of the area in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

It is no longer proposed to include the rendering of the existing property and proposed extensions, with brick to match existing now proposed. Some element of UPVC cladding is also proposed to the rear elevation to match the front elevation.

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
CF 6 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/2021/0353 - Single storey side and single storey side and rear extension – Approved – 21/10/21

HPK/0001/3594 - For Proposed Alteration Of Roof To Existing Extension – Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 07/06/23
Neighbour consultation period ends: 30/05/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No objection subject to informatives

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located the settlement of Whaley Bridge, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Planning permission has been granted for the proposed works, which has established the principle of development.

The proposals seek to amend the approved plans, and remove a condition relating to render. The main considerations in this instance are the impact on the character and appearance of the area, the effect on amenity, and highway safety considerations.

Design Considerations

Policy S 1a states that all new development should contribute to sustaining communities and protected and/or enhance the environment. Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The High Peak Design Guide (2018), at paragraph 5.5 states that, *"All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help".*

The High Peak Residential Design SPD (2005), at 9.0 states that "*Extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed",* and at 9.1 that *"Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself*". At 9.4.2 the Design SPD states that *"Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses, especially terraced properties".*

The scheme does not propose to vary the footprint or scale of the approved extensions. The scheme initially proposed the existing and proposed extensions to be rendered. However, it is now proposed for the existing brickwork to be retained and the extensions to be constructed from brickwork to match. The extensions have been carried out in matching brickwork and this is considered to have an appearance

which is complementary to the appearance of the host dwelling. No harm would arise from the omission of render from the development. It is proposed to provide some boarding to the rear elevation, in lieu of tile hanging. The boarding would match that on the front elevation and is considered to be appropriate.

The proposed external works to the front of the property include the replacement of a retaining wall, adjacent to the existing driveway (which would be retained), and the creation of an upper parking space. The scheme initially proposed parking to the front of the property with ramped pathway and steps down to the dwelling. Parking was initially approved in this location of the new parking space. Therefore, it is considered that the retention of the existing sloped driveway, replacement of a retaining wall and creation of an upper parking space would be no more harmful to the character and appearance of the streetscene than that previously approved.

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.

No changes to the siting and scale of the extensions is proposed, while the position of windows would remain as approved. No further amenity issues would arise beyond that which has been permitted.

Highway Safety

The scheme proposes alterations to the parking arrangements. This includes the retention of the existing driveway, and creation of a new upper level parking space direct from Craig Drive. DCC Highways have confirmed that the dimensions of the parking space is appropriate. An appropriate level of off street parking to serve the dwelling, as extended, would be provided.

The scheme would require the widening of the existing cross over, and DCC Highways have confirmed that no adverse highway safety issues would arise from the amended access. Informatives have been suggesting regarding requirement to obtain a license for works within the highway, and for materials to be bound.

Other Matters

As this is a s.73 application, a further, standalone planning permission would be granted. It would be necessary to consider whether the conditions, as initially attached would remain relevant. These are considered below:

Condition 1 (standard time limit) – works have commenced and as such no longer relevant. Condition to be removed
Condition 2 (amended plans) – varied as proposed, and is required as necessary for clarity, and to define the permission.
Condition 3 (brickwork to match) – should be retained, for clarity, and as the work not fully complete

Condition 4 (render details) – condition should be removed, as no longer necessary
Condition 5 (surface water) – should be retained as necessary as the works are not complete

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: 15/06/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of High Peak Borough Council