

DELEGATED DECISION REPORT

HPK/2022/0481
VALID 21/11/2022

76 HOLLYBANK, HALL
STREET, NEW MILLS,
DERBYSHIRE, SK22 3BP

TWO STOREY REAR
EXTENSION (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- 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 semi-detached two storey dwelling which is located within a predominantly residential area. The site is a corner plot located on the junction of Hall Street and Eaves Knoll Road. The dwelling has a detached garage to the rear accessed off Eaves Knoll Road. The New Mills Conservation Area is located opposite the site.

PROPOSAL

This application proposes the construction of a two storey rear extension. The extension would infill an existing recess between the two storey outriggers of the application dwelling and adjoining property. The extension would replace the existing two storey flat roof projection. The proposals would provide a utility at ground floor and bathroom at first floor.

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)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 20/02/23

Neighbour consultation period ends: 30/01/23

Public Comments

One letter of comments received raising concern with regard to building stability and foundations.

Town / Parish Comments

No objection

DCC Highways

No highway safety 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.

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

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.

The application proposes the demolition of the existing flat roof projection and its replacement with a slightly larger two storey extension. The proposed extension would infill an existing gap between the two storey outrigger of the host dwelling and the semi-detached pairing. The extension would be of modest width and projection, and would have an eaves height to match existing, and a ridge height which is set below the existing dwelling. The extension would have a gable roof design with pitch to match that of the existing two storey outrigger. The proposed extension is modest in scale and would result in an addition which is subservient to the host dwelling and would provide a visual hierarchy to the property. The scale of the extension is such that the host dwelling would remain the dominant element.

Views of the extension would be available from Eaves Knoll Road, however its siting between existing development, and its modest scale is such that the extension would not appear prominent or incongruous on the streetscene. Additionally, given its siting, it is not considered that the proposals would cause any harm to the setting of the nearby New Mills Conservation Area.

The proposed materials to match would ensure that the extension is appropriately sympathetic to the design of the existing dwelling.

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 relationship between the proposed extension and neighbouring dwellings is such that the development would not cause harm to the amenity of adjacent properties through overbearing, overshadowing, loss of day/sun light or privacy. This is due to the fact that it would not project beyond the existing neighbouring outrigger. Windows would be positioned in the rear elevation as is the case at present. The proposed extension can also be carried out without significantly eroding the private amenity space of the host property.

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.

The proposed development would not result in an increased demand for off street parking, while there would be sufficient off street parking retained on the driveway and detached garage to rear to serve the dwelling.

Other matters

Concern has been raised by the adjacent property with regard to impact that the development would have on land stability and the foundations of their property. This is not a matter which would be dealt with through planning and any construction would

need to adhere to Building Regulations where such matters would be assessed. The developer would also be bound by the requirements of the Party Wall Act which is a separate civil legal consideration.

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: 24/04/2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council