

DELEGATED DECISION REPORT

HPK/2023/0111
Valid 24/03/2023

**10 FORGE CORNER,
OUTRAM WAY, CHINLEY,
DERBYSHIRE, SK23 6EQ**

**CONSTRUCTION OF A SINGLE
STOREY SIDE EXTENSION
AND A SINGLE STOREY REAR
EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbour amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to No.10 Outram Way, Chinley, a large, detached dwelling house on a corner plot. The dwelling is a large four bedroom, L-shaped property. The main portion of the house is of two storeys with a single storey garage projecting in front of the property to create the 'L' shape. There is parking to the front of the property, providing space for 2 vehicles. There is a large wrap around garden to the rear of the property, creating a generously sized curtilage.

To the rear of the site lies the rear garden and rear elevation of No. 72 Blackbrook Drive, whilst the Peak Forest Tramway runs along the southern boundary of the application site.

For the purpose of the Local Development Plan, the site lies within the built-up area boundary of Chinley and is not constrained by any statutory designation.

PROPOSAL

It is proposed to extend the dwellinghouse to the rear, this will be a flat roofed extension of approximately 3.3 meters in height. This will extend 4 meters from the existing rear wall of the property and measure 6 meters across. This extension is confirmed to be permitted development under application reference HPK/2023/0111 and considered lawful, with a positive Certificate of Lawfulness issued (Approved).

Furthermore the application seeks full planning permission to extend the property to the side. This side extension would be 12 meters in length and project 6 meters beyond the existing side wall. The proposed side extension will be approximately 4.50 meters in height and pitched roofed. It should be noted that this was not approved under application HPK/2023/0111 and considered to require planning permission due to the presence of the Peak Forest Tramway (Highway).

A minor addition is the creation of an enclosed porch by utilising the roof overhang and enclosing, in line with the existing bay window.

Landscaping is proposed within the site (trees and mixed native hedgerow) and parallel to the post medieval boundary wall (MDR9535) built around 1795, that separates the curtilage with the PROW. Whilst landscaping is shown on the site plan, planting is shown within the site and no works are shown to the wall.

The proposed palette of material finishes will be sympathetic to match the host dwelling.

Note: This application shows the garage retained and available for parking of vehicles, as stipulated in condition 8 of planning permission HPK/2013/0577 (permission for the housing estate development):

“The premises and dwellings, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the application drawings for the parking and manoeuvring of residents, visitors, service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.”

As such it is required that all parking as originally constructed must be maintained. This application proposes the retention of parking provision and no alterations to the garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 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
CF6 Accessibility and Transport

National Planning Policy Framework 2021

Achieving Sustainable Development Chapter 2
Promoting Sustainable Transport Chapter 9
Achieving Well Designed Places Chapter 12

Supplementary Planning Document

1. High Peak Design Guide
2. High Peak Residential Design SPD Adopted 2005

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0577 – the original planning permission granting the redevelopment of the former bleach works for residential development APPROVED 21/01/2014

PD Rights are intact.

MNA/2017/0003 – Approved non-material amendment for layout design changes to accommodate highways changes which resulted in this property change 'house type' that which was built on site and exists today APPROVED 10/04/2017

HPK/2021/0715 - construction of new 2 storey front and side extension REFUSED 15/02/2022. Appeal reference APP/H1033/D/22/3295781 DISMISSED

HPK/2022/0430 - Conversion and extension of existing single storey garage. Construction of a new two storey extension – REFUSED 29/12/2022

HPK/2023/0026 - Certificate of Lawfulness for proposed Construction of a single storey rear extension - Lawful (APPROVED) 21/03/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 25 April 2023

Neighbour re-consultation period ends: 18/04/2023

Public Comments

No comments received.

Town / Parish Comments

No objection

HPBC Arboricultural

No objection

DCC Highways

No objection

DCC Archaeology

No objection as there will be no below ground archaeological impact and on the basis of below ground archaeology.

Concern raised about potential impacts to the boundary wall both from development, planting and landscaping and advice from Conservation officer should be sought.

Severn Trent Water

No comments received, informative will be inserted to inform applicant relating to sewer guidance information.

OFFICER COMMENTS

Principle of Development

The application seeks permission for an extension to a residential dwelling that lies within the built-up area boundary of Chinley, identified as a Larger Village within the settlement hierarchy set out under Local Plan (LP) Policy S2. This policy allows for moderate forms of development to support the needs of the local population. The site is not constrained by any sensitive statutory designations.

Having regard to the nature of development and planning policy context set out above, the principle of development is acceptable subject to a full assessment of all relevant material planning considerations.

Design & Visual Impact

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 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 policy sets out a series of design criteria that all development, regardless of type and scale, should follow, which include the following three specific tests that are relevant in this location:

- Requiring developments to be well designed to respect character, identity and the context of High Peak's townscapes and landscape,
- Requiring development on the edge of settlements to be of high-quality design, that protects and / or restores the landscape character,
- Requiring that development contributes 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 High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 130 of the NPPF states amongst other things that new development should add to the overall quality of the area, be visually attractive as a result of good

architecture and sympathetic to the surrounding built environment. 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.

The dwelling is a large, detached dwelling. The rear extension is considered lawful, with a positive Certificate of Lawful Development issued. The modest porch is considered permitted development.

Note: The applicant has started to build out the development.

The applicant has previously submitted two separate planning applications to seek permission to build a two storey side extension (HPK/2021/0715 & HPK/2022/0430) and an appeal was dismissed (Ref 3295781). To address the concerns of massing and to present as a harmonious subordinate addition to the dwelling, a single storey side extension is proposed.

The single storey side extension will have an overall width projecting 6m from the side of the dwelling, but when viewed from the street the visible increase (5m) is not greater than half the width of the dwelling (11m). As such the proposed single storey side extension should allow the existing garage to appear visually prominent with the pitched roof addition tying in. The development will be viewed as subordinate to the host dwelling and not cause significant harm to the street scene and character of the existing dwelling.

The High Peak Design Guide does allow, in some circumstances, that it may be acceptable to consider extensions which do not emulate the style of the original building. In this case the single storey design allows both extensions to be read as subordinate and secondary structures. Accordingly the host dwelling would continue to be dominant, in accordance with supplementary design guidance. Whilst the extension fills in the gap between the dwelling and the PROW, the single storey design allows a height change that graduates towards the boundary.

Both extensions are considered of an appropriate scale, height, massing, and visual appearance that aligns with the design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design Guidance and relevant paragraphs under Chapter 12 of the NPPF.

The side boundary is parallel to Peak Forest Tramway, a PROW popular with cyclists and walkers – notwithstanding, it is considered that the enjoyment of users of the PROW will not be compromised by the proposed development. The principle of a residential estate abutting the tramway is already established. The residential properties and domestic clutter are already visible to users of the tramway, this proposal however does not reduce the enjoyment or impinge on the use of the tramway by its users. The development of the site responds to and respects these vantage points. The proposed extension complies with the relevant Policy S1 and EQ6 and SPD's. The proposed extension would not be incongruous on the street scene and not harmful to the views from the street and bridleway.

The applicant proposes soft landscaping works and the planting of trees and native hedgerows on his plans, these are all contained within the site boundary. The planting of a hedgerow and trees is not development but will serve to soften and screen the proposed extensions when viewed from the public realm. Whilst landscaping is shown on the site plan, planting is shown within the site and no works are proposed to the wall, a non-designated heritage asset.

Amenity

High Peak Local Plan Policies EQ6 and EQ7 seeks to secure development that does not result in unacceptable effects on the amenity of the area or heritage assets by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on the conservation area character and amenity.

The extensions have no adverse impact on the amenity of neighbours.

Highway Safety

No issues arise from the proposal.

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. As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 22.6.2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council