

DELEGATED DECISION REPORT

HPK/2023/0170
Valid 28/04/2023

150 BUXTON ROAD
WHALEY BRIDGE

SINGLE STOREY REAR
EXTENSION & REAR DORMER

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

No. 150 is a semi-detached property of red brick. The dwellinghouse is raised above the road in a prominent position. A porch has been added to the front and the site has previously had a two storey side extension. The rear of the site looks out onto open fields. The rear elevation of no. 150 is rendered.

PROPOSAL

Planning permission is sought for a single storey rear extension and rear dormer. The proposed rear dormer will be placed on the original roof and will have a Juliet balcony and will be finished with hung slate cladding. The proposed rear extension will run the length of the existing building, with a sloped slate roof with three roof lights. The exterior of this extension will be finished in white render. The rear elevation will have one tall glazed window and a large set of bi-folding glazed doors.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision – making
Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/9178 – For proposed bedroom over kitchen APPROVED

HPK/2022/0561 – Single storey rear extension, front and rear dormer REFUSED
08/03/2023 [APPEAL PENDING]

CONSULTATIONS

Publicity

Site Notice expiry date: 02/06/2023
Neighbour consultation period ends: 30/05/2023
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Whaley Bridge. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP 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 Adopted Residential (SPD) (2005) chapter 9 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.”

The High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposed rear dormer is a significantly large and over dominant addition to the roof, occupying virtually all of the roof slope. Whilst its size, scale and design fails to comply with the Councils adopted Residential Design 2005 SPD, it is similar to that of the adjoining property, which also has a similar proportioned rear dormer. The materials of the proposed dormer will match that of the existing roof, being slate hung cladding. Whilst unacceptable in design terms, it will not be a visually prominent addition when viewed from the street scene. As such, on balance, given the presence of the adjoining neighbours rear dormer, the proposed rear dormer would not significantly harm the visual character of the host dwelling or wider area.

The proposed single storey extension will extend beyond the rear elevation of no. 150. An existing utility extension will be removed. It is proposed to render the extension in white this will match the white rear face of the host building. The windows have a vertical emphasis to match that of the existing windows.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

All window on the proposed rear dormer and extension will face on to an open field behind the application site. Directly behind the property is a well-trodden path ('path(um)'). However, this is not a public footpath. As such no public right of way will be overlooked by the proposed development. Furthermore no neighbouring properties will be overlooked.

The adjoining neighbour has previously extended their property, along the boundary with no.150 with a rear conservatory. The proposed rear extension extends marginally past the extension on no.148 but this would not create any amenity concerns. The proposed extension will not breach the 45 degree rule, nor will it create any overlooking or overbearing impact.

Highway Safety

The proposed development will enlarge the existing 4th bedroom, as such not increasing demand for parking at the applications site. The application site does not benefit from any off-street parking. However, a regular bus service stops on Buxton Road. Whaley Bridge Train station is also a 15 minutes' walk or short bus journey away. DCC Highways have also made no objections. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed rear dormer and single storey rear extension are considered to be acceptable in relation to Local Plan Policies EQ6, and S2, furthermore the development complies with the relevant SPDs. As such the proposed development is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 5th June 2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council