

DELEGATED DECISION REPORT

HPK/2023/0134
Valid 05/04/2023

12 SCHOOL ROAD
PEAK DALE

CONVERSION OF EXISTING
INTEGRATED GARAGE INTO
EXTENDED LIVING
ACCOMMODATION AND
CONSTRUCTION OF
DETACHED DOUBLE GARAGE
TO THE REAR OF THE
GARDEN TO THE SITE OF THE
ORIGINAL (NOW
DEMOLISHED)

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity
- Parking Provision and Highway Safety
- Nutrient

DESCRIPTION OF SITE

The application relates to No.12 School Road, Peak Dale, a two storey detached property orientated with the principal elevation fronting School Road to the east and the side (northern) elevation fronting Church Avenue to the north, thereby comprising a corner plot.

The property has previously benefited from a two storey side extension which serves as a garage at ground floor level. A large garden is situated to the rear, with access available to the side of the existing extension.

The site lies within the built-up area boundary and is not located within any areas of designated interest.

PROPOSAL

Consent is sought for the conversion of the existing garage to ancillary living accommodation, with the garage door replaced with a standard habitable window in the principal elevation, together with the erection of a new detached single storey garage to the rear of the main dwellinghouse towards the north-western boundary of the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

Design Guide SPD 2018
Residential Design Guide SPD 2005

National Planning Policy Framework 2021

Chapter 2
Chapter 9
Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/8658 For Proposed Extension To Form Double
Garage/bedrooms/entrance Hall/wc/dining Room (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 25th May 2023
Neighbour consultation period ends: 9th May 2023
Press Advert: N/A

Public Comments

None

Town / Parish Comments

No comments received within consultation period.

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission to convert the attached garage to living accommodation and the erection of a new a garage with storage space above.

The development is located within the curtilage of an existing residential property that lies within the built-up area boundary of Peak Dale, a settlement identified as a Larger Village under the settlement hierarchy which has capacity for development of a modest scale. As such, the principle of development is supported subject to an assessment of all relevant planning considerations.

Design Character and Appearance

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 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 which includes domestic outbuildings.

Paragraph 9.7 of the Residential Design Guide SPD states that garages should relate to the main dwelling in terms of size, proportion and appearance and should be subordinate in size and height and match the materials of the existing house, avoiding flat roofs.

Paragraph 5.10 of the Design Guide SPD states that garages need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. A separate garage is often the better solution.

Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The site sits within an area of Peak Dale that does not have any degree of uniformity and has a relatively low sensitivity, with many properties in the vicinity dating from the mid 20th Century. Nevertheless, the dwellinghouse has a reasonably attractive appearance, being constructed in stone with slate tiled roof, with the existing extension being a 'classic' two storey side extension, being set down and set back from the main dwellinghouse.

The proposed development includes the removal of the garage door to the front elevation and infill with insert a window. The proposed window will be of a similar size and design to the windows on the remainder of the dwelling. As such when viewed from the adjacent highway the proposed garage conversion would have minimal impact on the visual amenity of the area.

As the application site is located on the corner plot the proposed garage would be visible from Church Avenue and School Road. The site however is screened due to tree cover on the land to the north. The location of the garage will be within the rear garden of the dwelling and therefore would not be viewed as a visually prominent

addition. Concerns were raised regarding the height of the garage and subsequently the agent has submitted amended plans which proposed a garage with a maximum height of approximately 4.9m. It is considered that the amended plans now propose a garage that is considered to remain subservient to the main dwelling.

Neighbour Amenity

Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

The proposed single storey garage would be situated in the north -western corner of the plot, with the nearest neighbouring property being No.1 Church Avenue, whose side elevation is located a short distance beyond the rear boundary of the site.

Given the modest scale and height of the proposed garage, distance between the rear elevation of the garage and side elevation of this property (nearly 7m), and that it would not serve as a habitable living space, there are not considered to be any adverse impacts to this or any other neighbouring property on Church Avenue with regards to any overbearing impacts, loss of privacy or loss of sunlight. The introduction of a new habitable window as a result of the garage conversion would not face any neighbouring habitable window. As such, the application is found to comply with LP Policy EQ6, the Residential Design Guide SPD, and paragraph 130 of the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Paragraph 110 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

The proposal would result in the loss of the existing garage but would be replaced by virtue of the new detached garage, resulting in no nett loss of off-street parking on site. There are no objections from the Highways Authority and on this basis, it is considered that there would be no adverse harm to highway safety arising from the proposed development in accordance with LP Policy CF6 and paragraph 110 of the NPPF.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof and the fact that the area is already hard surfaced (delete as appropriate) it will not significantly increase run-off from the site and in turn will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: Rebecca Bowers

Recommendation Date: 26.06.2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council