

DELEGATED DECISION REPORT

HPK/2023/0167
Valid 11/05/2023

BURNSIDE BELLOTT LANE
COMBS

LOFT CONVERSION WITH
NEW ROOF AND DORMERS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

Known as 'Burnside' the application site is a detached bungalow which sits at the end of a single track known as Bellott Lane. The site lies within open countryside, adjacent to the Combs Conservation Area.

The dwelling has no clear principle elevation. The south elevation faces over open fields and Bellott Lane. The southern elevation also features a flat roofed entrance extension or porch, however this has been fenced off from the properties driveway to create a private patio area. The eastern elevation features a lean-to style side extension as well as featuring a flat roofed entrance porch with large glazed doors. This door provides access to the property from the parking area. This eastern entrance makes up part of a flat roofed wrap around extension which continues around the northern and western elevations. Overall the property has a varied roof style with the lean-to and flat roofs sitting aside the central hipped roof.

To the south and west of the site lies agricultural land, the property boundary is made up of a combination of mature hedgerow and low stone wall. To the east and south east lies the large rear gardens of no. 5 and 6 the Avenue, mature trees and hedge growth provides a property boundary treatment. To the northern boundary is a trainline, blocked from view by mature tree growth.

PROPOSAL

Planning permission is sought to alter and raise the roof height creating a one and a half storey bungalow. The applicant seeks to create a second and third bedroom, with ensuite, on the new first floor. The proposal will create a dual pitched roof, covering any existing flat roofed elements of the design. On the front elevation 2 dormer windows with Juliet balconies will be created. To the eastern elevation a gable end will replace the existing lean-to roof, with a small window inserted in to the gable. To the western elevation the proposed gable elevation will contain a third Juliet balcony.

The walls will be rendered to match the existing render, and the new roof tiles will match those from the existing hipped roof.

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 3 Rural Development
EQ 6 Design and Place Making
EQ 7 Built and historic Environment
EQ 9 Trees, Woodland and Hedgerows
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed places
Section 16 – conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0354 – Loft conversion with new roof and dormers, new detached double garage APPROVED 01/11/2021

CONSULTATIONS

Publicity

Site Notice expiry date: 29/06/2023
Neighbour consultation period ends: 08/06/2023
Press Advert: N/A

Public Comments

Support (0)
Objection(0)
Neither (1):

“We note that this is a resubmission of an application made and approved in 2021, involving modifications to the plans for the rear of the property.

We would raise the following concerns:

- we continue to believe that the scale and character of the development is out of character with its immediate surroundings

- we would seek to correct the answer given in the application form 'Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development, where the answer given is 'No'. This is incorrect as there are several mature trees within falling distance of the development ... and indeed our own property. We would seek reassurance that the proposed development work will not cause disturbance or damage to these and their root system (which could result in the loss of the trees and/or damage to our property).
- currently there are no 1st floor windows at Burnside which could provide overlooking opportunities of our property and rear garden. The new first floor introduces a 1st floor window to the elevation facing our rear garden which is only 15m away. Hitherto there were no elevated views into our private rear garden from Burnside and this window will create a feeling of being overlooked when we are in our garden or conservatory. As previously we would respectfully request that it be obscurely glazed if the development goes ahead."

Town / Parish Comments

Chapel Parish Council – No objection

Environmental Health

N/A

Derbyshire County Council Highways

No Highway safety comments to make.

Derbyshire County Council Environmental Services (Trees)

None Received

OFFICER COMMENTS

Principle of Development

LP Policy S 2 identifies Combs as a smaller village where only limited development should be allowed to meet local rural needs. Acceptable development must be consistent with maintain and enhancing their distinctive character and appearance. However this site is within open countryside and therefore must be considered under the 'other rural areas category' which includes 'all other areas outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary as defined on the Policies Maps. Development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5'.

LP Policy EQ 3 states that outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council

will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.

It is therefore considered that the principle of development is acceptable provided that the proposed scheme preserves the character and appearance of the site in line with the relevant policies.

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.

Section 16 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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.

Located within the Settled Valley Pastures Character area, the dwellinghouse exhibits none of the traditional features identified in the Landscape Character SPD (2006). The host dwelling is instead of a more modern style with a 'ad-hoc' roofscape. The proposed scheme will unify the existing roofscape, raising the overall ridge line, creating a dual pitched roof.

It is proposed to create a 1 and a half storey dwelling with 2 dormer window on the front elevation. The Landscape Character SPD states that dormer windows are not characterising of the Settled Valley Pastures Character area. However, due to the uncharacteristic nature and isolated location of 'Burnside' it is considered that this does not apply.

The proposed dormer windows, to some degree mitigates the raising of the roof height. Without the proposed dormer windows the raised roof may look disproportionately tall. They are considered to be proportionate to the proposed ridgeline. Furthermore, the proposed dormer windows mimic the existing gable ends on the front elevation, the new dormer windows will bring this existing feature up and into the proposed scheme.

No material alterations are proposed for the external appearance of the ground floor of the dwelling house.

The southern boundary of the site adjoins the Combs conservation area, whereby in accordance with Policy EQ7 development proposal should conserve heritage assets in a manner appropriate to their significance. In this case the roof alterations and addition of dormer windows, given that they overlook a substantial field, and do not have any direct relationship with any built development in the conservation area would not harm the setting of the conservation area.

As such the proposed scheme is considered acceptable in term of design.

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.

The proposed works will add 2 Juliet balconies to the front elevation and 1 Juliet balcony to the side elevation. All proposed Juliet balconies face onto the adjacent field, over 80M from the nearest dwellinghouse. No public right of way run through the overlooked field. As such the proposed Juliet balconies will cause no amenity concerns.

Concerns have been raised regarding the proposed first floor windows facing the rear garden of no 6 The Avenue. The proposed side facing window will be located approximately 23M from the nearest elevation of no. 6, which is comfortably above the 21M guidance distance. Furthermore there is a mature tree line between the boundary of no. 6 and the application site, protecting the privacy on no. 6. As such it is considered that the amenity of no. 6 the Avenue will be maintained.

Further to the above the new proposed side windows are over 21m from the nearest elevation of no.5 the avenue. As such no. 5 will not be overlooked by the proposed scheme and as such its amenity is maintained.

As such the proposed scheme is considered acceptable in terms of amenity.

Trees

LP Policy EQ 9 states that the council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient pr species-rich hedgerows from loss or deterioration.

A TPO region is located on the northern boundary of the site. The proposed scheme will raise the height of the ridgeline. The canopy of some of the TPO trees marginally overhang the existing flat roofed element of the dwelling. The roof of this section will be raised.

However, the proposed works, due of the lack of groundworks will not interfere with the roots of the protected trees. As such the impact of the proposal on trees is thought to be nil.

Concerns have been raised regarding the presence of mature trees on site, however, these have been taken into account during the deliberation process. All TPO protected trees concerned would; be unaffected, due to the distance from the dwelling. All other mature trees on site are a sufficient distance from the dwelling house as to not be harmed by the proposed development. Whilst concerns have been raised about the proposed development work and disturbance or damage to the root system of the surrounding trees, the proposals involve a loft conversion with a new roof form and therefore no ground works should be necessary. It is noted that there are areas of hard surfacing surrounding the dwelling, therefore the trees to some degree will have already been affected, however the extension works will not intrude into the rooting system of the trees beyond the existing situation.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1. Appendix 1 states that 3 bedroom dwellings require 2 parking spaces per unit.

The proposed scheme will create a 3 bedroom dwelling house. No highway objection has been raised. The site is of a sufficient size to accommodate off-street parking for 2 vehicles. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

In conclusion the development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 30th June 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council