

DELEGATED DECISION REPORT

HPK/2023/0181
Valid 11/05/2023

2, BLUEBELL CLOSE,
HAYFIELD, DERBYSHIRE,
SK22 2PG

PROPOSED SINGLE STOREY
SIDE EXTENSION TO FORM
UTILITY AND LARGER
KITCHEN / DINING

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to No.2 Bluebell Close, Hayfield - a large, detached dwelling house on a corner plot. The house is two storeys with a single storey double 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 side/rear of the property, creating a generously sized curtilage.



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

PROPOSAL

It is proposed to extend the dwellinghouse to the side, this will be a sloping lean-to roofed extension the height is below first floor window sill level. The extension will extend 4 meters from the existing side wall of the property span almost across all of the side gable wall, with a 0.6m set back from the front wall.

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

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/2016/0444 - Widening of existing dormer on front elevation. Approved

HPK/2012/0486 – Widening of existing dormer. Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 16 June 2023

Neighbour re-consultation period ends: 8 June 2023

Public Comments

No comments received

Town / Parish Comments

No comments received

DCC Highways

No comments to make to the application

DCC Archaeology

No objection

DCC LLFA

No comments to make

OFFICER COMMENTS

Principle of Development

This application site comprises a modern detached stone dwelling that forms part of a large residential estate within the development boundary of Hayfield. The dwelling is set in an elevated position to the highway on a substantial corner plot.

The application seeks full planning permission for a single storey side extension to accommodate a utility room and enlarge the open plan dining/kitchen area.

The application site lies within the built-up area boundary and 'settled valley pastures' landscape area, as defined in the Local Plan. Within the context of Local Plan policies the principle of the proposed 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 size, scale, siting and materials of the proposed development are considered to be acceptable, as is the impact on the street-scene and character and appearance of the area. The plans show a feature glazed door, which is not considered to be in keeping with the design of the fenestration on the dwelling.

The single storey side extension will have an overall width projecting 4.22m from the side of the dwelling, but when viewed from the street the visible increase is not greater than half the width of the dwelling. Although the extension includes an uncharacteristic side facing door, the proposed single storey side extension would be screened from most vantage points from the public realm by the existing garage. The development will be viewed against the backdrop of the massing of the existing dwelling, thus being 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 the extension to be read as subordinate and a secondary structure. Accordingly the host dwelling would continue to be dominant, in accordance with supplementary design guidance. The single storey design allows a height change that graduates towards the boundary.

The extension is considered to be 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.

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 by reason of visual

intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on an area's character and amenity.

The extension has no adverse impact on the amenity of neighbours as the extension would be positioned nearly 24m from the neighbours to the south. This would exceed the Council's privacy distance of 21m, which when combined with the close boarded fencing to the external boundaries would ensure that no overlooking would occur.

Highway Safety

No issues arise from the proposal. There are no changes to the access and turning area and no additional off-street parking is required in association with the proposed development. The proposal therefore complies with policy CF6 of the Local Plan and section 4 of the NPPF.

Flooding

Part of the site lies within flood zone 2. However the location of the extension lies within flood zone 1, which has the lowest probability of flooding.

Impact on Trees

The site lies within an area TPO. However the extension is not positioned in close proximity of any trees, which can be found to the south of the site. Therefore this is not considered to be constraint to development.

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: 24.6.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Council