

ELEGATED DECISION REPORT

HPK/2023/0154
Valid 18/05/2023

**STEEPLE VIEW, CHURCH
BROW, CHAPEL-EN-LE-
FRITH, DERBYSHIRE, SK23
0EU**

**REPLACEMENT ENTRANCE
PORCH AND LANDSCAPE
WORKS ND REPLACEMENT
WINDOWS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and Conservation Area
- Impact on neighbouring amenity
- Impact on highway safety

DESCRIPTION OF SITE

The application site comprises a two-storey, end of terrace double fronted stone cottage.

The property has been altered to the rear and the application proposes to replace the existing rear entrance porch with a structure that is more in-keeping with the original house. The porch and outbuilding to the rear are constructed in a mix of gritstone and drystone walls. There is a polycarbonate roof above the porch that has a shallow pitch projects to meet the gable end of the main dwelling. The kitchen is situated within the linear single storey extension and does not have any windows, making it dark.

The property has parking accessed off Terrace Road, with gardens to rear laid to lawn and planted borders.

The application site is located within the Development Boundary of Chapel-en-le-Frith. For the purposes of planning policy consideration, the application site is located within the Chapel West Ward, and it is in a Conservation Area.



view from rear garden



Outhouse and porch



roof over kitchen, lantern to be inserted



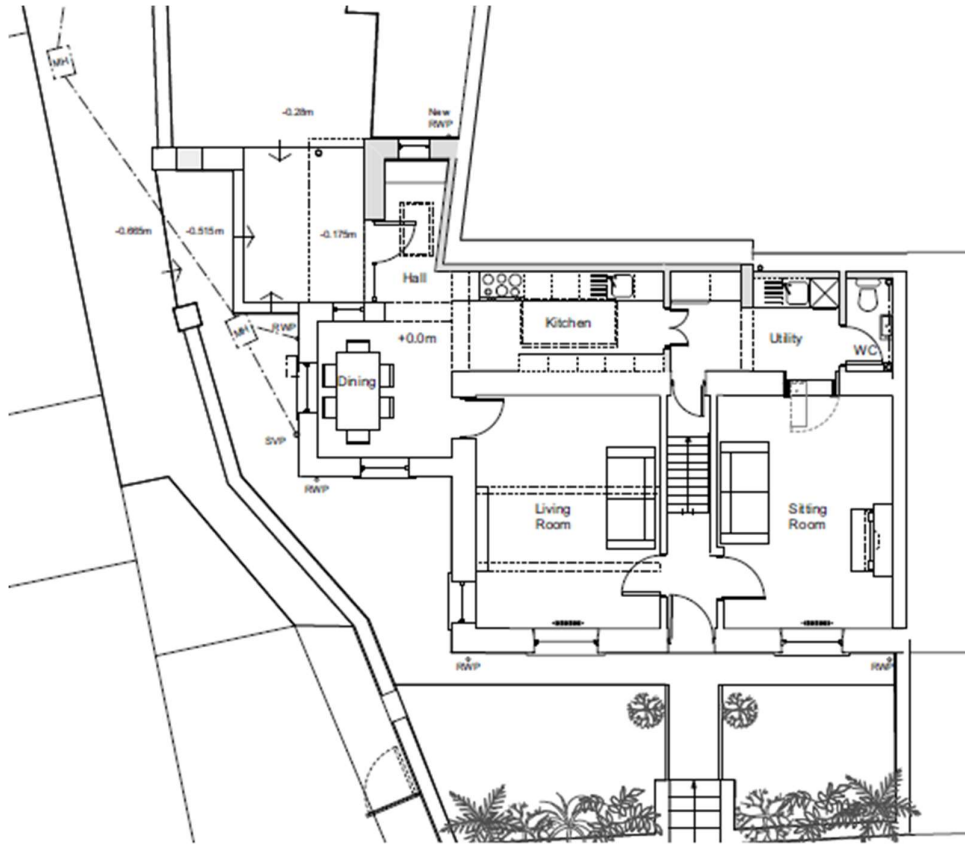
PROPOSAL

Full planning permission is sought to construct a single storey extension that replaces the existing porch and outbuilding which joins the rear elevation of the original dwelling at Steeple View. The porch is proposed to be constructed along the stone boundary wall that separates the site from 22 Market Place, with a lean-to roof. A roof lantern will be positioned on the flat roof that serves the kitchen; this will be mainly screened by the top of the boundary wall which acts as a parapet.

It is proposed to replace the existing windows on the principal elevations of the main house with painted hardwood sash style windows, which is to reinstate the fenestration of the original windows.

It is proposed to remove a conifer as part of the scheme. The tree is located within close proximity to the proposed replacement porch and currently blocks light from entering internal spaces and views from within the property.

The proposed palette of material finishes will be sympathetic to the host dwelling and be gritstone stone and blue slate to match.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 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
EQ7 Built and Historic Environment
CF6 Accessibility and Transport

Chapel-en-le-Frith Neighbourhood Plans

No relevant policies

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2021)

Including sections -

12: Achieving well-designed places

16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2003/0234 – Proposed single storey detached garage in rear of garden – Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 16 June 2023

Neighbour consultation: 15 June 2023

Press: 15 June 2023

Public Comments

None received.

Town / Parish Comments

No objection subject to the setts being retained as part of the landscaping works.

Highways Authority

No highway safety comments to make to the application

Conservation Officer

No objection.

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies the Chapel-en-le-Frith as a 'Market Town' where there is the main focus for housing, employment and service growth supporting housing and employment related proposals. The site also lies within the Chapel-en-le-Frith Neighbourhood Plan area. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change,

whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute 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. Policy EQ7 requires the Council to conserve heritage assets in a manner appropriate to their significance.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture. Development within a conservation area should sustain and enhance the importance of the heritage assets.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed modest single storey extension will be added to the rear elevation of the existing dwellinghouse, replacing an addition that is finished in materials that are not sympathetic to the conservation area location. The extension will be constructed of materials to match and will have a lean-to pitched roof and contained within the boundary of the site. The replacement of windows on the principle elevations with painted hardwood sash style windows is welcomed. The building would have originally had traditional sash windows, but these have been replaced with single-glazed units with top opening hoppers.

The proposed extension is of modest scale and will appear subservient to the existing dwellinghouse. The design and materials of the proposed extension will complement the existing dwellinghouse and will not appear visually prominent within the street scene. The replacement windows will enhance the visual appearance of the property. It is for these reasons that the proposed extension and other alterations will enhance the heritage asset and comply with policies EQ6 & EQ7 of the Local Plan and the spirit of the NPPF.

The comments of the Parish Council are noted, however the proposals do not appear to involve any works to the access and the removal or replacement of the existing setts.

The overall design of the proposed development is considered not to be detrimental to the character and appearance of the Conservation Area.

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 orientation of the property should result in no adverse impact on neighbour amenity. The closest neighbouring property with windows facing the proposed Porch, which is not a habitable room, is situated approximately 6.6m away to the south-east. The neighbouring property to the south-west of the site does not have any windows facing the site, and there will therefore be no privacy issues caused by the proposals. The proposed works should not be visible from 22 Market Place as the replacement porch will be built against the tall stone boundary wall that separates the two plots. The proposed roof lantern would also not be visible as it is behind the two-storey element to the north-west of the main house.

It is for these reasons the proposed extension will comply with policy EQ6 and EQ7 of the Local Plan.

Highway Safety

Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

The parking and driveway remain unchanged. Status quo remains, with no additional bedrooms proposed, it is considered that there will be no detrimental effect on highway safety and the proposal will comply with policy CF6 of the Local Plan.

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 (2021). 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 Staffordshire Moorlands District Council