

DELEGATED DECISION REPORT

HPK/2023/0173
Valid 17/05/2023

150 BUXTON ROAD
WHALEY BRIDGE

SINGLE STOREY SIDE
EXTENSION AND REAR
ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

150 Buxton Road is a red brick, semi-detached property. The dwellinghouse is raised above the road in a prominent position. To the front a porch has been added. Further to this the property has previously had a two storey side extension. There is also a freestanding office structure which partially obscures the existing side extension from the street view. This office is white rendered to match the existing side extension. The rear elevation is rendered in white and looks out onto open fields. The site has no off-street parking available.

PROPOSAL

Planning permission is sought for a single storey extension to the front of the property. The 2.355m by 2.1m extension will be located to the front of the existing side extension. The plans propose to convert an existing window into an internal doorway providing access from the existing kitchen into a proposed utility room. The new extension will have a new front facing window. The proposed extension will be of brick and have a single pitched roof or slate to match the host building.

To the rear it is proposed to demolish the existing single storey utility and widen the existing French doors, providing access to the rear of the property. Following these rear alterations the wall will be made good, finished in white render to match the existing rear elevation. The plans provided also show a proposed rear dormer window, although this does not form part of this application.

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

HPK/2023/0170 – Single storey rear extension and rear dormer APPROVED
23/06/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 21/06/2023

Neighbour consultation period ends: 09/06/2023

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 2h 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 front extension will be partially obscured from the street scene by the existing freestanding office outbuilding. The extension will have a subordinate appearance in relation to the host dwelling, having minimal impact upon the street scene due to the existing outbuilding and mature tree cover to the front of the property. It is proposed to finish the extension in red brick to match the host dwelling which is a mix of white render and red brick.

To the rear it is proposed to remove an existing utility/store structure, and widen the existing rear opening. This is considered to have minimal impact upon the appearance of the rear of the property. The rear will be made good to match the white rendered finish of the existing rear elevation.

As such the proposed scheme is deemed acceptable in terms of design and would not adversely affect the street scene or character of the host dwelling.

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 not 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.

To the front of the property a new window will be inserted into the proposed extension. This window will look over the front garden of the application site (no. 150) and a number of garage structures which are located across the road, known as the 'lock up garage site on Buxton Road'. The closest of these garage structures is located approximately 24m away from the proposed front window. Garages are not considered to be spaces in which significant amounts of time are spent and as such there will be no negative impact upon amenity.

To the rear of the property the dwelling overlooks fields. A footpath is located some distance from the property and will not be overlooked by any of the rear alterations. However an informal 'path(um)' is located directly to the rear of the curtilage, approximately 26m from the rear elevation of no. 150. The proposed rear alterations are unlikely to cause any impact upon public amenity due to the distance between the proposed works and informal footpath.

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

Highway Safety

This application does not propose to increase the number of bedrooms at the property, nor does the application seek to alter the existing parking provision. Further to this DCC Highways have raised no objections to the proposal. As such there are no highway safety concerns.

Other matters

As the dormer shown on the plans does not form part of this application, an informative will be added to any consent drawing the applicants attention to this matter.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed development have been found acceptable in terms of design, amenity and highway safety. The application is considered to be in accord with the policies laid out in the High Peak Local Plan and National Planning Policy Framework. As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 29th June 2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council