

DELEGATED DECISION REPORT

HPK/2023/0117
VALID 28/03/23

50 RIVERSIDE, BRIDGE
STREET, NEW MILLS,
DERBYSHIRE, SK22 4DN

SINGLE STOREY REAR
EXTENSION TO EXISTING
DWELLING HOUSE.
CONVERSION OF GARAGE
INTO HABITABLE SPACE AND
ASSOCIATED
RECONFIGURATION OF
WINDOWS AND DOORS (FULL
- HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Impact on Highway Safety

DESCRIPTION OF SITE

The application site is located within the settlement boundary for New Mills as defined by the Local Plan policies map. The site relates to detached bungalow which is located within a predominantly residential area. The site is accessed off Bridge Street, set at a lower land level than the public highway, beyond the building line 52-60 Bridge Street. The dwelling has off street parking to the front and private amenity space is located to the rear. Open space, known as Ladyshaw Bottom, is located beyond the rear boundary which is also largely within Flood Zone 2 and 3.

PROPOSAL

This application proposes the construction of a single storey extension to the rear. The extension (as amended) would include a pitched roof design with its eaves height greater than the eaves level of the bungalow, and ridge height set below the existing ridge. The extension would be constructed from stone and tiles to match existing. The proposal also includes the conversion of the existing garage and reconfiguration of the front elevation to include repositioned front door and new windows. A number of internal alterations are also proposed.

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
EQ1 Climate Change
EQ6 Design and Place Making
EQ7 Built and Historic Environment
CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/2532 - ONE DETACHED THREE BEDROOMED HOUSE AND GARAGE
– Approved – 11/06/93

CONSULTATIONS

Publicity

Site Notice expiry date: 18/05/23
Neighbour consultation period ends: 21/04/23

Public Comments

None received

Town / Parish Comments

No objection

DCC Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

The application proposes householder development within the settlement of New Mills. Policy S6 confirms that within the Central Sub Area sustainable growth will be promoted which reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community.

Householder development in such locations is considered to be acceptable, as a matter of principle, subject to in this instance, matters relating design, amenity and highway safety.

Design Considerations

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place.

The High Peak Design Guide (2018), at paragraph 5.5 states that, *“All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*. The High Peak Residential Design SPD (2005), at 9.0 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”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*.

The proposal includes a single storey rear extension. The extension would project beyond the rear building line by 3m and would be sited to the western side of that elevation. The height of the extensions gable roof would be set below that of the existing ridge line, while its eaves would be set slightly higher than existing. Notwithstanding the inconsistent eaves heights, given the modest scale of the extensions and its rearward siting, the host dwelling would remain the dominant element and the extension would appear subservient to it.

With regard to the alterations to the front, including garage conversion. The alterations would introduce greater uniformity and balance to the elevation and would not cause harm to its character and appearance.

The host dwelling is sited at a lower lane level to Bridge Street and is set beyond a row of terraced properties (52-60 Bridge Street) and a detached dwelling known as Ladyshawe Lodge. These properties are located adjacent to the highway and would remain the dominant elements within the streetscene. The alterations to the dwelling therefore would not affect the character and appearance of the streetscene.

It is acknowledged that there are Listed Buildings close to the site, however the dwelling is not viewed within, or would affect, their setting.

The infill elements of the front elevation would incorporate new stonework to match the existing building which is considered to be appropriate. The rear extension would be constructed from stonework and roof tiles to match the existing which are considered to be appropriate materials for the extension and alterations.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The scheme proposes a modest rear extension of limited projection and height. Within the side elevation of the dwelling to the south are a number of windows, however these are not principal openings to habitable rooms. No loss of light or outlook would arise. Given the juxtaposition between these properties the development would not have an overbearing or overshadowing impact on the neighbour. The extension is set a sufficient distance from No. 52 Bridge Street to not adversely affect that property through light, overbearing or overshadowing.

New windows are located predominantly to the front and rear elevations and as such would not overlook the amenity space of adjoining properties. A new window, within the rear extension is proposed within its side elevation, which would face towards the garden of No.52. However, this would be around 11m from the boundary and face towards the very bottom of that properties long garden. No adverse loss of privacy or overlooking would arise.

Highway Safety

LP Policy CF6 'Accessibility and Transport' seeks to ensure that new development can be safely accessed in a sustainable manner and minimise the need to travel, particularly by unsustainable modes.

The proposed development would not result in an increased demand for off street parking, but would result in the loss of a parking space through the conversion of the garage. Notwithstanding this, the dwelling benefits from sufficient off-street parking on its front drive to accommodate for the demands of the dwelling. DCC have no objections to the proposals.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 11/07/2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council