

DELEGATED DECISION REPORT

HPK/2023/0195
VALID 24/05/2023

7, JODRELL MEADOW,
WHALEY BRIDGE,
DERBYSHIRE, SK23 7AJ

FRONT AND SIDE
EXTENSIONS PLUS LOFT
CONVERSION WITH REAR
DORMER (FULL -
HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within settlement boundary for Whaley Bridge as defined by the Local Plan policies map. The site comprises a semi-detached bungalow which is located within a predominantly residential area. The dwelling has a hipped tile roof, and rendered walls. Parking is provided to the front of the dwelling while amenity space is located to the rear, with further amenity space located to the front. Behind the rear boundary is a footpath (not designated).

PROPOSAL

This application proposes the construction of extensions to the side and front. The side extension would have a hipped roof design with rendered elevations. The front extension would continue the slope of the roof creating a lean-to. The scheme includes a loft conversion and installation of a roof dormer within the rear elevation. The dormer would be flat roofed. The scheme includes three rooflights to front elevation and one addition rooflight to the rear elevation.

The proposals would also include internal alterations, and the proposals would create a repositioned larger kitchen/diner, bedroom and hallway, along with new bathroom, and utility room at ground floor. Within the roofspace the development would add a further bedroom with en-suite and a study.

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

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 04/07/23
Neighbour consultation period ends: 15/06/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No highway safety objections

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located the settlement of Whaley Bridge, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties can be acceptable, subject to whether the design is appropriate, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

Policy S 1a states that all new development should contribute to sustaining communities and protected and/or enhance the environment. 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 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 host property is a semi-detached dwelling bungalow which is located in a row of similarly designed properties. The application relates to the erection of a single storey extension to the side, loft conversion with rear dormer and rooflights to the front and rear.

The side extension would project by 4.4m at a depth of 8.465m, which matches that of the existing dwelling. The eaves and ridge of the side extension would also match those of the existing dwelling. While the extension does not propose any subservience in its ridge height, its width would be proportionate to the host dwelling, while the use of render to match would ensure that the front elevation can be tied in to the existing. It is considered that the side extension would not unduly compete with the host dwelling and, in this instance, is acceptable.

The proposed front extension would project forward by 1.5m at a width of 5.43m. The roof would follow the pitch of the existing roof creating an element with lower eaves than the existing dwelling. Visually, it is considered that this extension would remain subservient to the host dwelling.

The proposed dormer to the rear is of flat roof design. It is positioned away from the eaves and ridge, while its overall scale is such that it would not dominate the roof slope.

With regard to the effect on the surrounding area, a number of properties have been extended to the side and front with extensions of varying design and appearance. There are a number of roof dormers and rooflights within the surrounding area. The proposals would not be unduly out of character with the prevailing pattern of development in the area. Furthermore, existing landscaping, along with the positioning of the dwelling, which is at a lower land level than the street, ensure that the extensions would not be prominent on the streetscene.

The use of materials to match the existing is deemed to be appropriate.

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 proposed extensions are sited at sufficient distance from the site boundaries and are of a modest scale which ensures that the extensions would not give rise to any adverse amenity effects through overshadowing, loss of light or overbearing. At ground floor, principal openings are located to the front and rear which overlook the existing curtilage. The utility room window to the side is sufficient distance (4m) from the site boundary not to result in adverse effects through loss of privacy, while the use of the room is not considered a main “habitable” room.

The proposed dormer window includes a large bedroom window which would concertina. This window would face directly towards the rear garden of the application site and sufficient distance from the rear boundary. While some views into neighbouring curtilages may be available this is not considered to be an uncommon relationship and any overlooking would not be direct. It is also noted that there are numerous roof dormers within the surrounding area which have similar relationships.

There are no concerns with regard to amenity arising from the rooflights.

Highway Safety

The application proposals would result in an uplift of bedrooms from 2 to three (or 4 if the study was to be used as a bedroom). The site would retain sufficient off street parking to accommodate for the development as extension. No highway safety issues are anticipated.

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: 13/07/2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council