

DELEGATED DECISION REPORT

HPK/2023/0210
Valid 26/05/2023

84, LOWER LANE,
CHINLEY, DERBYSHIRE,
SK23 6BD

SINGLE STOREY REAR
EXTENSION, ALTERATIONS
TO EXISTING ELEVATIONS
WITH ASSOCIATED
LANDSCAPING WORKS.
DEMOLITION, REBUILD AND
EXTENSION OF EXISTING
BARN TO FORM NEW
GARAGES LINKING WITH
EXISTING SINGLE GARAGE
WITH ASSOCIATED
LANDSCAPING WORKS

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to No. 84, Lower Lane, Chinley, a large, detached bungalow with a garage and barn to the rear. The dwelling is a large three bedroom property.. There is parking to the front of the property, providing space for 2 vehicles. There is a large garden to the 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 Chinley and is not constrained by any statutory designation.





PROPOSAL

It is proposed to extend the dwellinghouse to the rear, the oak frame extension will extend 4 meters from the existing rear wall of the property and measure 4,73 meters across. Three rooflights will be inserted into the existing main roof, two new ones will bring light to the hallway and ensuite, and the other replace an existing rooflight.

Furthermore the application seeks full planning permission to demolish the detached barn type outbuilding that currently is located adjacent to the existing garage. It is proposed to replace this with a building that will be used as a triple garage and be attached to the existing garage building. The garden is already landscaped to allow vehicles to access the new garage and manoeuvre. The curtilage to this property is generous and there remains adequate garden space for the enjoyment of the occupants.

This triple garage would be approximately 10.5 meters in length x 7m depth and 5m maximum height (1m higher than existing garage).

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: n/a
Neighbour consultation period ends: 23 June 2023

Public Comments

No comments received

Town / Parish Comments

No comments received

DCC Highways

No objection

Network Rail

No works are to commence until agreed with Network Rail. Early engagement with Network Rail is strongly recommended.

OFFICER COMMENTS

Principle of Development

The application seeks permission for an extension to a residential dwelling that lies within the built-up area boundary of Chinley, identified as a Larger Village within the settlement hierarchy set out under Local Plan (LP) Policy S2. This policy allows for moderate forms of development to support the needs of the local population. The site is not constrained by any sensitive statutory designations.

Having regard to the nature of development and planning policy context set out above, the principle of 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 dwelling is a detached dwelling. The single storey rear extension will have an overall width of 4.73m, projecting 4m from the rear of the dwelling and the pitched roof will tie into the main roof of the host dwelling. The development will be viewed as subordinate to the host dwelling and not cause harm to the character of the host dwelling or the street scene (it will not be visible).

The extension and detached garage building are considered 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. Being located to the rear of the site and to the rear of number 82, it will have no impact on the character of the street scene or wider area.

Amenity

High Peak Local Plan Policy EQ6 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 the area's character and amenity.

The extension is not directly visible by neighbouring properties and sits centrally within the site, as such neighbours will not experience loss of amenity. Mature landscaping and hedgerows for the boundary with the neighbour to the west and would provide a sufficient screen to prevent overlooking.

The triple garage outbuilding is predominantly permitted development, it is the additional 1 metre height that entails the requirement of planning permission. The nearest neighbouring property sits at a lower level to the proposed building and looks onto a bund of earth that buffers between the shared boundary and the proposed building. There is a separation distance of approximately 15metres from the proposal and the rear elevation of the neighbouring property.

It is worth noting that this building could be built under permitted development provided that the height does not exceed 4m. When assessing this development which is 5 metres high, it is considered that the material difference of the additional metre height (the additional massing), is not detrimental to the amenity of the neighbouring property. Moreover, the garage building would not be located any closer than the existing barn to the neighbour and be located to the north. Therefore, its siting and height would have no impact on the availability of sunlight entering to the garden and property. However the plans show the addition of three windows on the southern elevation of the new building, which given the land level changes will overlook the neighbour. Whilst not a habitable room, the addition of the windows would be un-neighbourly, therefore a condition should be imposed requiring these windows to be obscure glazed. Overall it is considered that the development would not unduly impact on the amenities of number 82.

Highway Safety

No issues arise from the proposal.

Other Matters

The comments of Network Rail are noted. The new triple garage will be positioned at a minimum of 11.5m from the rear garden boundary and extend marginally to the north of the footprint of the existing barn. This distance is considered to be sufficient to ensure that there would be no impact on the operational land of network Rail. However an informative will be attached drawing the applicants attention to their comments.

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: 25.6.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Council