

DELEGATED DECISION REPORT

HPK/2023/0214
Valid 31/05/2023

20, LEE HEAD,
CHARLESWORTH,
DERBYSHIRE, SK13 5DD

PROPOSED FRONT AND
REAR DORMER EXTENSIONS
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

The application relates to a two storey semi-detached dormer bungalow dwelling located on Lee Head, a Cul-de-Sac residential street in Charlesworth. The property sits within a varied street scene including other bungalows that have been altered over time. The site is in the St. John's Ward.



Land levels within the site rise gradually from the highway to the rear boundary. To the rear is garden laid to lawn and flower beds and the frontage primarily driveway accommodating off street parking.



For the purposes of planning policy consideration, the application site is located within the Charlesworth Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

To extend the existing front and rear dormers which will span the majority of the width of the rear roof plane. The pitch of this bungalow is shallow, and these alterations will enable the provision of additional living space.

The proposed palette of material finishes will be grey GRP (fibreglass) / tiles and brick / weatherboard / render to match the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development

S2 Settlement Hierarchy

EQ 6 Design and Place Making

CF 6 Accessibility and Transport

Supplementary Planning Document

Residential Design SPD2 Adopted December 2005

High Peak Design Guide Adopted February 2018

National Planning Policy Framework

Including sections -

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2017/0451 Certificate of Lawfulness for proposed single storey side extension
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 13 July 2023

Neighbour re-consultation period ends: 29/06/2023

Public Comments

No comments received during the determination period

Town / Parish Comments

No comments received during the determination period

OFFICER COMMENTS

Principle of Development

Within the settlement boundary there is support in principle for a range of developments including housing and employment related proposals. 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

Policy EQ6 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and sense of place. Section 12 of the NPPF places great importance on good design and states that good design is a key aspect of sustainable development.

The proposal is to elongate both existing front and rear dormers across the span of each roof plane. A first floor window will be inserted in the gable end, this will serve a bathroom and will be obscure glazed.

The rear dormer that would sit across the rear roof slope and is sufficiently subordinate to the dwelling, in accordance with Local Plan policy and its position to the rear, enclosed by the rear gardens of neighbouring properties, would leave limited views of the massing from Lee Head.

The front dormer will be a continuation of the existing dormer across the front roof plane. The neighbouring property also has a dormer. The character of this street is a mixture of dormers of varying sizes and finishes. The fact that this proposal results in a dormer that is not identical to the dormer on the other half of the semi-detached properties, is not considered out of character nor will it imbalance these properties.

It is considered that the proposed development would have no unacceptable impact in respect of visual amenity from the public realm. The alterations are de minimis and does not increase prominence and visibility on the streetscene.

The overall design of the proposed development is considered not to be detrimental to the character and appearance of the area – according to policy EQ6 of the Adopted Local Plan.

Amenity

The proposed front and rear dormer would provide a window to the front and rear elevations of the property, similar to the existing scenario – in terms of any potential to overlook the neighbouring gardens, the status quo remains unchanged. The existing garden boundary planting and separation distances protects the amenity of these properties..

The amenity of occupants of the neighbouring properties is not considered to be adversely affected by this proposed development in terms of loss of light or overlooking.

The proposed first floor side gable window will serve a bathroom and be obscure glazed, the neighbour had no concerns during a discussion during the site visit, as she has a similar window serving her bathroom. There is no unacceptable conflict with policy EQ6 of the Adopted Local Plan.

Overall, the proposal represent a development which maintains a high standard of neighbouring amenity and accord with location & national planning policy in this regard.

Highway Safety

None

Highway Parking

Approval of this application would not result in the intensification of use of the property. No part of the application will reduce the on-site parking space.

CONCLUSION / PLANNING BALANCE

Subject to conditions and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 25.7.2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council