

DELEGATED DECISION REPORT

HPK/2023/0249
Valid 19/06/2023

19 ROWTON GRANGE
ROAD
CHAPEL-EN-LE-FRITH

SINGLE STOREY SIDE &
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

19 Rowton Grange Road is a semi-detached property of red brick and render. The dwellinghouse is located on a large corner plot providing a large curtilage. The site is enclosed by a 1m fence with mature hedge row of at least 6 foot in height behind.

A large driveway sites to the south of the dwelling house, providing off street parking for 4 vehicles. The driveway also provides access to a detached double garage providing a further vehicle parking.

It is noted that the site has 2 postal addresses, the second being The annex, 19 Rowton Grange Road. Planning permission has previously been granted for a two storey side extension which is currently occupied by a relative of the applicant. While this is referred to as the annexe, it is accessed internally, via the host dwellinghouse, and shares bathroom facilities.

This 2 storey side extension has a lower roof lint than the original dwellinghouse, with a smaller rear porch of upvc.

PROPOSAL

Planning permission is sought for a single storey rear extension. The proposed extension will replace the existing rear porch, and a small section of the previous extension behind. This proposed extension will then wrap around the rear of the property. the extension will extend 2.7M from the rear elevation of the house and will be finished in a pebble dash render to match the existing rear elevation. The extension will be 2.71M in height at the eaves.

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- Archiving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/0640 – single storey side extension APPROVED 19/07/1991

HPK/2006/0182 – New boundary wall to front REFUSED 02/05/2006

HPK/2007/0856 – two storey side extension APPROVED 11/12/2007

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2023
Neighbour consultation period ends: 18/07/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Chapel Parish Council – no objection

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety objections

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Chapel-en-le-Frith. 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 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 side and rear extension will replace an existing, rear upvc porch. This existing rear porch is of poor aesthetic design which will be greatly improved by the proposed side extension. This extension will run the entire width of the original dwellinghouse, replacing the existing bay French windows.

Adjoining property No. 17 has an existing single storey rear extension. The proposed extension will create a mirroring effect to the currently unbalanced rear elevations. The proposed windows and doors, take design notes from those which are currently present on the host dwelling and as such are seen as appropriate. The rendered finish will match the existing rendered rear elevation.

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 doesn't 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.

The proposed extension will be inline with the existing extension of no. 17. As such the proposed extension will not cause any loss of sunlight, overshadowing or over bearing impact upon no. 17. To the rear the new rear elevation will be approximately 38M from the rear elevation of no. 8 Grange Avenue. As such all guidance distances are being observed and there are no amenity concerns.

Highway Safety

The proposed extension will not increase the demand for off-street parking at the application site, nor will it reduce the current off-street parking provision. Furthermore no highway objections have been raised by DCC.

Therefore there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 4th August 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council