

DELEGATED DECISION REPORT

HPK/2023/0251
Valid 21/06/2023

9, MEADOW AVENUE,
PEAK DALE, DERBYSHIRE,
SK17 8AW

CONSTRUCTION OF TWO
STOREY SIDE EXTENSION,
SINGLE STOREY REAR
EXTENSION AND GARAGE TO
REAR OF PROPERTY
(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Peak Dale as defined by the Local Plan policies map. Peak Dale is identified as a larger village within the Settlement Hierarchy. The site relates to a two storey end terraced property which is located within a residential area. The site benefits from a parking area to the rear and amenity space to the front, side and rear of the property. The site lies within a Ground Source Protection Zone and within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC).

PROPOSAL

This application proposes the construction of a two-storey side extension, single storey rear extension, and the construction of a detached garage. The two storey side extension would project to the side by 3m, with an eaves to match existing at 4.8m. The extension would have a small set back, and lower ridge height. The extension would have a hipped roof. The single storey rear extension would project by 2m and would be 7.5m in width. A hipped roof design is proposed. The proposed garage would be sited to the rear of the dwelling and would have a width and depth both of 4.8m, with a dual pitched roof with eaves of 2.3m and ridge of 3.2m.

The extensions would increase the number of bedrooms in the dwelling from 2 to 4.

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

S7 Buxton Sub-area Strategy
EQ6 Design and Place Making
EQ9 Trees, Woodlands and Hedgerows
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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 02/08/23
Neighbour consultation period ends: 18/07/23
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

No highway safety objections

Severn Trent

No mapped sewers on site

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Peak Dale as defined by the Local Plan Policies Map, which lies within the Buxton Sub Area. Within such locations extensions to dwellings are acceptable, as a matter of principle. The main considerations in this instance

whether the design is appropriate, whether an amenity issues would arise, whether there would be an impact upon highway safety, and the impact upon the Peak District Dales Special Area of Conservation.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

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”*. At 5.10, the SPD states that garages need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building.

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 SPD also states that garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house.

The application dwelling is located on a corner plot within a predominantly residential area. Given the corner plot location, the site would be sensitive to change. The proposed two storey side extension would fill a large portion of the undeveloped side area between the existing dwelling and the public highway. Notwithstanding this, the extent of built form would not project beyond the established building line of numbers 1-7 Meadow Avenue to the east. Furthermore, the extension would be set in from the boundary with an appropriate width of undeveloped land between the dwelling and Meadow Avenue. Therefore it is considered that the proposed two storey extension could be accommodated on this corner plot without appearing unduly prominent or incongruous within the streetscene.

In terms of its design, the extension would be set back from the front building line and have a reduced ridge height to existing. Furthermore, the width of the extension would be modest and comparatively proportionate to that of the existing dwelling. It is considered that the proposed two storey side extension would be subservient to the host dwelling, with the dwelling remaining the dominant element. The hipped roof

design reflects that of the host dwelling, while the window design and materials are also appropriate.

The proposed single storey extension would project to the rear by 2m and is modest in scale. Its design takes reference from the roof form of the host dwelling, while the windows and materials would also be similar. The extension would remain subservient to the host dwelling, and would not be prominent on the streetscene.

The proposed garage is to be sited to the rear of the property. The garage would be visible from Meadow Avenue albeit set in from the boundary. However, it is proposed that the garage would be modest in height and given its siting, it is not considered that the garage would be a prominent addition to the streetscene. Facing materials would match the existing which would help to blend the building into its context.

The proposed development can be carried out without resulting in an overdevelopment of the plot.

For the above reasons it is considered that the proposed extensions and garage are acceptable.

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 two storey side extension is positioned a sufficient distance from any nearby properties not to result in any loss of light, overshadowing, overbearing or loss of outlook. Additionally, the proposed windows would face over public land or the rear garden space of the host dwelling.

The proposed single storey side extension has been set in from the boundary with No.11, and it has been demonstrated that the extension would not breach the 45degree standard from the nearest window. Therefore the effect of the development on amenity is considered to be acceptable.

The proposed garage would be sited along the boundary with No.11. It is located sufficient distance from windows within No.11 not to result in an adverse loss of outlook. The scale of the garage is modest and its northerly position to the garden of No.11 is such that the impact through overbearing or overshadowing is not considered to be significant.

Highway Safety

The proposal would increase the number of bedrooms within the development, however an appropriate level of off street parking to the rear of the dwelling would be provided. No objections have been raised by DCC Highways, and it is therefore considered that no highway safety implications would arise from the proposed development.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will involve additional hard surfacing and roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof and hardstanding it will not significantly increase run-off from the site. The proposal also involves additional bedroom and shower room bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore in terms of both foul and ground water it is not considered that the proposal will risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

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: 03/08/2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council