

DELEGATED DECISION REPORT

HPK/2023/0243
Valid 21/06/2023

29 WOODLANDS ROAD
CHAPEL-EN-LE-FRITH

PROPOSED SINGLE STOREY
SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Impact on visual amenity
- Impact on neighbour amenity
- Highways

DESCRIPTION OF SITE

The application relates to a semi-detached dwelling located within Chapel-en-Frith. The property benefits from a driveway and garden to the front with a private garden to the rear. The site is not located within any areas of designated interest.

PROPOSAL

Consent is sought for the erection of a single storey side extension to form a utility room and shower room. The extension will be faced with brick with a partial concrete tile roof and partial glazed roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Chapel-en-le-Frith Neighbourhood Plan

No relevant policies

National Planning Policy Framework

Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 21.07.2023
Neighbour consultation period ends:27.07.2023
Press Advert: N/A

Public Comments

None received within consultation period.

Town / Parish Comments

Chapel Parish Council have no objection.

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application property is located within the development boundary for Chapel-en-Frith. The Local Plan identifies Chapel-en-Frith as a Market Town which is one of the most sustainable locations in the borough. Policy S6 States that the Council will seek to promote the sustainable growth of the Central Area such that it reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community. The site also lies within the neighbourhood plan area.

As the development relates to an extension within the residential curtilage of the property the principle of the development is accepted subject to an assessment of its impact on the visual amenity of the area and neighbour amenity.

Impact on Visual Amenity

Policy EQ 6 states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place and requires 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 proposed development relates to the erection of a single storey extension to the side of the property. The proposed extension has been designed so that it is set back from the principal elevation and is single storey. The extension is also proposed to be constructed in materials to match the existing dwelling. As such the proposed development is considered to remain subservient to the main dwelling. During the determination of the application it was requested that a window be proposed on the front elevation of the extension to improve the visual appearance of the extension. As such an amended plan has been received. When viewed from the adjacent highway the development is not considered to harm to visual amenity of the area.

Neighbour Amenity

Policy EQ 6 requires that development achieves a satisfactory relationship to adjacent development and does 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.

As the application relates to a side extension to the northwestern side of the dwelling the only neighbour with the potential to be affected by the proposal is the neighbour to the northwest no 27 Woodlands Road. This neighbour is also a semi-detached dwelling that benefits from a driveway to the front and side as well as a single storey extension. As the proposed development is single storey and is set back from the shared boundary it is considered that the development would have minimal impact on this neighbour in terms of loss of light. No windows are proposed to face this neighbour and therefore the development would not result in any detrimental loss of privacy/overlooking.

Highway Safety

The development does not propose to alter the existing parking area or proposes any additional bedrooms. As such the highway authority have no objection to the development. The development is therefore considered to have an acceptable impact on highway safety.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION :

That planning consent be granted subject to conditions

Case Officer: Rebecca Bowers

Recommendation Date: 01.08.2023

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council