

DELEGATED DECISION REPORT

HPK/2023/0280
Valid 10/07/2023

**32A, LOWER LANE,
CHINLEY, DERBYSHIRE,
SK23 6BD**

**ERECTION OF DORMER
WINDOWS TO THE FRONT
AND REAR OF A
DWELLINGHOUSE AND NEW
SIDE WINDOW (TO BE READ
IN CONJUNCTION WITH
HPK/2019/0435)**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact adjacent to a conservation area
- Neighbour amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

This application relates to a detached dwelling situated within Chinley. The property is built in coursed buff stone with a natural slate roof and timber windows and doors and is located adjacent to the conservation area (which runs to the south of the site). A low stone wall forms the front and side (eastern) boundary with a concrete post and close board fence along the side (west) and rear.

On site parking is available to the front of the site with a tiered garden to the rear.

Residential development surrounds the site (north, east, and south). A single storey hot food takeaway neighbours the site to the west. Beyond this is residential development.

PROPOSAL

This application seeks full consent for dormer windows to the front and rear roof slopes and a side facing first floor window (western elevation). Revised plans have been received which reduce the size of the front facing dormers in line with officer advice. The amended design compromises the size of what was previously refused and most recently approved – this is to give a little more useable space without materially impacting the design.

The dormers will be 2.3m in width (35cm wider than the previously approved dormers) and set in from the eaves of the main house, meeting the ridge line of the main dwelling.

At the rear the catslide dormer will be 7.3m in width and shall extend to the ridge. The dormer fenestration will be 2x sets of 4 pane windows.

The first floor side facing window will be positioned to serve the staircase for the new second floor level accommodation.

The proposed palette of material finishes will be sympathetic to match the host dwelling. Hardwood windows will be installed to match existing.

Note: Consent was granted in 2012 and again in 2019 for front and rear dormers although never implemented and having now expired.

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

HPK/2005/0083 – Resubmission of 2004/0877 for one detached dwelling – Approved 2005.
HPK/2011/0619 – Proposal to construct dormer windows to the front and rear of the property – Approved January 2012.
HPK/2012/0119 - Proposed dormer windows to the front and rear of the property - Approved 2012.
HPK/2019/0435 - Erection of dormer windows to the front and rear of a dwellinghouse and new side window – Approved 2019

CONSULTATIONS

Publicity

Site Notice expiry date: 25 July 2023

Neighbour re-consultation period ends: 03/08/2023

Public Comments

No comments received

Town / Parish Comments

No objection

DCC Highways

No objection

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.

Para 195 of the NPPF states that “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

This site is adjacent to the conservation area boundary, it is not within. The dwelling is a detached dwelling. Planning permission has previously been granted for front and rear dormer windows in 2012 and 2019. The principle difference between the current proposals and the previous scheme relates to width of the front dormer, this has been amended to increase the previously approved dormers by 35cm each.

In assessing this proposal it is considered that the development will be viewed as subordinate to the host dwelling and not cause harm to neighbour amenity or the street scene or character of the existing dwelling adjacent to a conservation area.

To the rear, the dormer is of a lower quality design however, the size and position of the dormer falls within the tolerances of permitted development and so is a material consideration in the determination of this application. The side facing window will be designed to match those on the rest of the dwelling.

The harm to the significance of the adjacent Conservation Area that would result from the front dormers is neutral given the insignificant material change on what was previously approved. Any view of the dormers would be localised and views to them filtered from within the conservation area. The effect on the Conservation Area as a whole is considered neutral and the proposal would not adversely impact on the adjacent’ s Conservation Area’s character or setting.

The dormers 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.

Amenity

High Peak Local Plan Policies EQ6 and EQ7 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 proposed dormers will not cause harm to the amenity of neighbours by virtue of overlooking or overshadowing. The side facing window will serve a stairwell/landing area and is not a habitable room. Therefore the opportunity to overlook will be limited and only when passing up/down the stairwell. It is noted that the height of the window at the apex of the roof will afford some views through to the rear gardens of neighbours to the west, it is recommended that this window be obscure glazed.

The neighbouring property to the west features a first floor side facing window although this appears to be obscure glazed and the hot food takeaway intervenes between the two properties and thus reduces the opportunity for direct overlooking. On balance, subject to an appropriate condition, the proposals are not considered to harm the amenity of neighbouring properties and so comply with the provisions of local plan policy EQ6 in this regard.

Highway Safety

No issues arise from the proposal, sufficient parking is provided to the front of the dwelling.

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: 21.8.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Council