

DELEGATED DECISION REPORT

HPK/2023/0261
VALID 10/07/2023

26, MEADOWFIELD CLOSE,
HADFIELD, GLOSSOP,
DERBYSHIRE, SK13 2BL

EXISTING DETACHED
DWELLING HOUSE
PROPOSING TO DEMOLISH
REAR CONSERVATORY AND
ERECT SINGLE STOREY
REAR EXTENSION
(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hadfield as defined by the Local Plan policies map. The application site relates to two storey detached dwelling. The surrounding area is predominantly residential comprising two storey dwellings of similar character. The site benefits from off street parking to the front and within an attached car port to side, and private amenity space to the rear. An existing conservatory is located to the rear.

PROPOSAL

This application seeks permission for the demolition of the existing conservatory and its replacement with a single storey rear extension. The extension would project to the rear by 2.958m, at a width of 4.466m. The extension would have a lean-to roof with a maximum height of 3.416m and a height to eaves of 2.5m.

The extension would provide additional living space projecting from a kitchen/dining room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy
- CF6 Accessibility and Transport
- EQ6 Design and Place Making

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 specific

CONSULTATIONS

Publicity

Site Notice expiry date: 15/08/23
Neighbour consultation period ends: 09/08/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

There are no highway safety comments to make

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hadfield as defined by the Local Plan Policies Map which is located within the Glossopdale sub-area. Policy S5 seeks to promote sustainable growth within Glossopdale through promoting and maintaining the identity of its settlements. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. The principle of householder development in this location is considered to be acceptable.

The main considerations in this instance whether the design is appropriate, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

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 application relates to the erection of a single storey extension to the rear, replacing an existing conservatory. The extension is modest in scale and projection and would appear as a subservient addition to the host dwelling. Views of the extension would be available from the public highway (Shaw Lane) due to the corner plot location of the dwelling, and changes in land levels. Nonetheless, the extension would be set in the context of existing built form and its modest scale would ensure that the extension would be in no way prominent or incongruous on the streetscene.

The submitted plans show that the extension would be finished in render. The use of render is not an established facing material in High Peak and given the visibility of the extension and lack of established precedent in the surroundings, its use would be unacceptable. As such, a materials to match condition would be necessary.

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 application site is a detached property and as such is closely related to its semi-detached pairing No.17. The proposed extension is set away from the boundary with No.25. The application site has a different orientation to No.25. Nonetheless, the modest scale of the extension is such that there would be no impact on this property through loss of light, overbearing or overshadowing. Furthermore, the extension would be sited sufficient distance from other properties along Shaw Lane to ensure that its proximity does not give rise to any amenity issues to affect living conditions.

The main principal opening would be sited to the rear and face over the existing garden of the application site. Narrow windows are proposed within the side elevations, however these are secondary and, in any event, existing boundary treatment would ensure no loss of privacy or overlooking to No.25. In addition, the extension is in lieu of a glazed conservatory and the affect upon amenity in this regard would not be significantly greater than the existing relationship.

An appropriate level of private amenity space would be retained.

Highway Safety

The proposal would not result in an increased demand for off street parking or result in the loss of parking space. Therefore, there are no objections from DCC Highways in regard to the proposed extensions.

Effect on trees

Three trees are located to the rear of the property. These include a category B weeping willow, a category C rowan and a category U spruce. The weeping willow and rowan are located sufficient distance from the extension to enable them to be retained, along with the provision of protective fencing during construction. The loss of the spruce, which is small and of low value is deemed to be acceptable and would not affect the overall character of the area.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would accord 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: 08/09/23

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council