

DELEGATED DECISION REPORT

HPK/2023/0290
VALID: 18/07/23

142 HOLMFIELD,
HALLSTEADS, DOVE
HOLES, DERBYSHIRE,
SK17 8BT

PROPOSED DROP KERBS TO
PUBLIC FOOTPATH AT
FRONT OF PROPERTY
(EXTENSION OF
NEIGHBOURING
APPLICATION FOR DROP
KERB ENTRY) (FULL -
HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Dove Holes as defined by the Local Plan policies map. The site relates to a two-storey semi-detached property which is located within a predominantly residential area, albeit on the edge of the settlement. The site is located on, and accessed from the A6. The site has off street parking to the front with front boundary defined by a boundary wall.

PROPOSAL

This application proposes to provide a dropped kerb to the front of the property within the footpath. The dropped kerb, would be an extension to the approved access alterations at No.144.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Chapel-en-le-Frith Neighbourhood Development Plan 2013-2028

None relevant

High Peak Local Plan (Adopted 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

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 9: Promoting Sustainable Transport
Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2019/0224 – Retrospective application for retention of new conservatory with dwarf wall and glass roof – Approved – 21/08/19

CONSULTATIONS

Publicity

Site Notice expiry date: 15/08/23
Neighbour consultation period ends: 11/08/23
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

No objection

DCC Highways

The highway authority has provided comments to a similar application (HPK/2023/0256) at the neighbouring property, 144 Hallsteads. Considering the similarity of the applications, the same comments made to application HPK/2023/0256 are considered appropriate as a response to this application. For your convenience, those comments are replicated below: “ There is a concern that the site does not have on site turning facilities, meaning vehicles would have to reverse on to or off the A6 with the potential to disrupt flows at a point where vehicle approach speeds may still be relatively high i.e. reducing from 50 mph to 30 mph. The A6 at this location also carries high vehicle flows. However, considering the accident data in the vicinity of the site, the good emerging visibility achievable at the access and guidance on requirements for on site turning, it is considered that an objection on highway safety grounds would be difficult to sustain in this instance. Based on the above comments, there are no highway objections to the application.

OFFICER COMMENTS

Principle of Development

The application proposes an engineering operation in association with an existing dwelling which is located within the settlement of Dove Holes, which is a Larger Village within the settlement hierarchy, as defined by the Local Plan Policies Map. Within such locations such development is acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate, whether any amenity issues would arise, whether there would be an impact upon highway safety, and nutrient neutrality.

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 proposed drop kerb would result in a small alteration to the existing footpath within the public highway. The proposed works would form an extension to a recently approved dropped kerb for the neighbouring dwelling (HPK/2023/0256), which was deemed to be acceptable. The existing kerb is relatively low, and the proposed alteration would not affect the overall character or appearance of the streetscene. No alterations to the existing boundary and off-street parking area is proposed. No design issues would arise as a result of this small operation.

The use of materials would be controlled by the relevant consents under the Highways Act.

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.

With the exception of potential disturbance during construction works no amenity issues would arise from the dropped kerb. Such disturbance would be during construction only and for a small period of time and is acceptable.

Highway Safety

The proposal seeks to extend the approved dropped kerb to serve No.144. At present vehicles are required to mount the kerb to gain access to their off street parking area. The proposals would therefore represent an improvement to the existing site condition in this regard. DCC Highways have observed that there are no turning facilities on site, and vehicles have to reverse onto the A6 which is heavily trafficked. However, they have taken the same view to that taken with regard to 144 and advised that *“considering the accident data in the vicinity of the site, the good emerging visibility achievable at the access and guidance on requirements for on-site turning, it is considered that an objection on highway safety grounds would be difficult to sustain in this instance”*. In the absence of an objection from DCC Highways on safety grounds, the scheme is considered to be acceptable.

The site benefits from off street parking at present and no alterations to the boundary or parking is proposed. It is therefore not necessary to condition the delivery of the parking space as suggested by DCC Highways.

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 not increase overnight stays or surface water run-off from the site. Therefore, it will not 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: 08/09/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council