

DELEGATED DECISION REPORT

HPK/2023/0296 VALID 18/07/2023	4, LOW MEADOW, WHALEY BRIDGE, DERBYSHIRE, SK23 7AY	PITCHED ROOF ADDITION AND FENESTRATION ALTERATIONS (FULL - HOUSEHOLDER)
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MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within settlement boundary for Whaley Bridge as defined by the Local Plan policies map. The site relates to a two storey detached dwelling which is located within a predominantly residential area. The dwelling has a flat roof front and side projection with integral double garage. The site benefits from off street parking to the front and private amenity space to the rear.

PROPOSAL

This application proposes the construction of a hipped roof in place of the existing flat roof and the conversion of one garage space into habitable accommodation. The new internal accommodation would provide a craft room.

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
- S6 Central Sub-area Strategy
- 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

CONSULTATIONS

Publicity

Site Notice expiry date: 15/08/23

Neighbour consultation period ends: 10/08/23

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

There are no highway safety comments to make to the application

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located the settlement of Whaley Bridge, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties can be acceptable, subject to whether the design is appropriate, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

Policy S 1a states that all new development should contribute to sustaining communities and protected and/or enhance the environment. Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

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”*.

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 host property is a detached dwelling which is located in a row similarly designed properties. The application relates to the addition of a hipped roof in place of the existing single storey front/side flat roof, and the conversion of one garage space to habitable accommodation.

The proposed roof would be a single storey level, and would result in the existing front/side extension remaining subservient to the more prominent two storey element of the dwelling. Other dwellings within this row of two storey properties have a mix of flat, hipped or lean-to single storey elements to the front and side. The proposed alteration would be consistent with other dwellings in the row and would not cause harm to the overall character and appearance of the streetscene. There would be no increase in footprint and therefore the set back from the highway would remain as existing.

The proposed conversion of the garage would be bricked up with materials to match existing while utilising a window to match others in the property. The proposed alteration would not cause undue harm to the character of the dwelling or wider streetscene and would be consistent with other alterations to dwellings carried out in this row of dwellings.

The use of materials to match the existing is deemed to be appropriate and can be secured by condition.

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.

There would be no increase in footprint arising from the proposals. The alterations to the roof would remain single storey and would not have any greater effect on the living conditions of neighbouring dwellings through loss of light, overbearing or overshadowing. The new habitable room window would face over the public highway and as such would not give rise to any loss of privacy or overlooking to the dwellings opposite. In any event the spacing distance would be acceptable.

Highway Safety

The application proposals would result in the loss of an existing garage space. However this, as existing, is substandard to serve as off street parking for a car. Notwithstanding this, an appropriate degree of off street parking would be retained

within the existing garage and on the driveway which is appropriate to serve the dwelling. No objections have been raised by DCC Highways in this regard.

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.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council