

DELEGATED DECISION REPORT

HPK/2023/0298
Valid 19/07/2023

18 SOUTH HEAD DRIVE
CHAPEL-EN-LE-FRITH

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

18 South Head Drive is a 4 bedroom detached dwellinghouse, finished in stone with concrete roof tiles. No. 18 is two storeys with a single storey integral garage. To the front the application site has a driveway to accommodate 2 cars. The garage provides parking for a 3rd vehicle.

To the rear the garden is enclosed with a 6ft fence. To the sides there is a combination of a 6ft fence and mature hedgerows.

PROPOSAL

Planning permission is sought for a single storey rear extension. It is proposed to extend 3M from the existing rear elevation, and will run the width of the 2 storey portion of the property.

The proposed extension will have a single sloped roof with 4 Velux roof lights. The rear elevation will have a single kitchen window and a set of bi-folding doors. The extension will be finished in reconstituted stone and concrete tiles to match the host dwelling.

An existing door, leading to the utility will be replaced with a smaller window. The existing utility will be made smaller internally, this window will therefore serve a small home office.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making

Section 12 – Archiving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/7646 – Erection of 25 no residential units APPROVED 29/06/1999

CONSULTATIONS

Publicity

Site Notice expiry date: 06/09/2023

Neighbour consultation period ends: 10/08/2023

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Chapel-En-Le-Frith PC – No objections

Environmental Health

N/A

Derbyshire County Council Highways

No Highway Objections

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Chapel-en-le-Frith. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

The Adopted Residential (SPD) (2005) chapter 9 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.”

The High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposal will extend 3M from the rear elevation of the host dwelling. It would have a single pitched roof with Velux roof lights. This is considered preferable to a flat roof alternative and will complement the hipped roof of the host dwelling.

The rear elevation will include one window, which matched the style and proportion of the existing windows of the host dwelling. Bi-folding glazed doors will also be located on the rear elevation which will mimic the existing French doors which will be removed.

An existing door on the rear elevation will be removed and replaced with a smaller window. This is considered acceptable in design as this window will match the design of windows on the front elevation.

Therefore it is considered to be acceptable in terms of design.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed extension will introduce new windows to the rear elevation. The proposed extension will be less than the recommended 21M from the rear elevation of no. 38 Hayfield Road. However, no. 18 has a rear fence of more than 6ft in height, with mature trees and hedgerows in front. As such no. 38 will be shielded from the proposed extension and their privacy protected. As such the amenity impact is considered to be negligible.

No. 16 is located to the north of the application site, however due to the location of the proposed extension away from the boundary the 45 degree guidance will not be breached. Furthermore, due to a preexisting extension on no. 20, and its location to

the south of the application site the 45 degree rule will likewise not be breached and no loss of sunlight would occur.

No side windows are proposed which would overlook either neighbour.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1.

The proposed development will not impact upon the existing parking provisions at the application site. Furthermore the proposal will not create further demand for off-street parking at the dwellinghouse. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 8th September 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council