

DELEGATED DECISION REPORT

HPK/2023/0240
VALID 26/06/2023

49, LOWER LANE,
CHINLEY, DERBYSHIRE,
SK23 6DB

SINGLE STOREY SIDE
EXTENSION TO REPLACE
EXISTING (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development (Green Belt)
- Design Considerations inc Impact on Heritage Assets
- Impact upon Residential Amenity
- Impact on Highway Safety

DESCRIPTION OF SITE

The application relates to a two storey semi-detached dwelling which is located within the countryside as defined by the Local Plan policies map. The site lies partly within the Green Belt and partially within the Chinley Conservation Area. The site has off street parking to the front and amenity space to the side and rear. Planning permission has recently been approved to incorporate land to the side into residential garden. This change of use has commenced.

PROPOSAL

This application seeks permission to remove an existing side extension and its replacement with a larger single storey side extension. The extension would project to the side by 3.5m and would have a lean to roof, with eaves and ridge of 2.5m and 3.5m respectively. The extension would be constructed of materials to match existing. The extension would create a utility, shower room, hallway and 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
- EQ2 Landscape Character
- EQ3 Rural Development
- EQ4 Green Belt Development
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment

Supplementary Planning Guidance/Documents

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

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 13: Protecting Green Belt land
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0185 – Change of use of part of field to domestic garden area – Approved
– 16/01/23

CONSULTATIONS

Publicity

Site Notice expiry date: 02/08/23
Neighbour consultation period ends: 03/08/23
Press Advert: 03/08/23

Public Comments

None

Town / Parish Comments

Not Object

DCC Highways

There are no highway safety comments to make to the application

Conservation Officer

No comments

OFFICER COMMENTS

Principle of Development

The application proposes the construction of a single storey side extension to a semi-detached dwelling which lies outside of a settlement boundary within the open countryside. The site lies partially within the Green Belt as defined by the Local Plan policies map.

Policy E3 relates to rural development and states that extensions to existing dwellings may be acceptable provided that it is subsidiary to the building and do not have an adverse impact on the character of the landscape. Policy E4, which relates

to Green Belt development, states that development in these locations will not be permitted unless it is in accordance with national planning policy.

The NPPF identifies that the construction of new buildings within the Green Belt will be considered to be inappropriate development and will only be allowed where it meets one of the exceptions identified within paragraph 149. Paragraph 149 allows for extensions to an original building, provided they do not result in disproportionate additions to the dwelling as originally constructed.

The original dwelling is that which existing on 1st July 1948 or, if built after that date, as originally constructed. The existing dwelling has been extended previously with a single storey side projection. It is not clear of the date of the construction of this extension. The existing two storey element of the dwelling is likely to be the original dwelling for the purposes of any Green Belt assessment.

There is no definition of what constitutes disproportionate additions to a dwelling, and such an assessment is dependent on factors relating to footprint, floorspace, volume and general proportions. In this instance, it is not considered necessary to go into detailed calculations regarding the uplift of development to the original building. This is because the proposals as presented relate to a modest single storey side extension which would replace the existing single storey extension. The extension is clearly subservient to the original building and does not present a disproportionate addition in any way. Visually the proposals are clearly proportionate to the original dwelling and do not result in additions which overwhelm the original building in mass or scale.

It is also noted that planning permission was granted to change the use of land to residential under HPK/2022/0185. The proposed extension would partially be located on this land, the change of use has commenced and boundary wall under construction. The proposals would not result in any erosion of the Green Belt in this regard.

The proposals are considered to be of an acceptable scale and represent proportionate additions to the original dwelling. The proposals are therefore acceptable in principle within the Green Belt and it is not necessary to consider other matters relating to openness or the purposes of including the land in the Green Belt in such circumstances.

Design Considerations (including impact on Heritage Assets)

The application site is located within a rural area where policy E3 requires extension development to not have an adverse impact on the landscape. Furthermore, part of the site lies within the Chinley Conservation Area.

In terms of the impact on the landscape, the application site is located within a small ribbon of residential development and is adjoined by residential development and a field on the other side. The modest scale of the single storey extension, which would be set back from the front building line, and its context with existing building form is such that the proposals are subservient to the dwelling and do not represent an

incongruous addition which causes any harm to the host dwelling or landscape setting.

The Chinley Conservation Area is a designated heritage asset and, as such, there is a requirement to conserve and enhance such assets. The scale, form, siting, and appearance of the extension, along with its use of appropriate materials, is such that it is considered that the proposals would be respectful to the heritage asset and would not cause harm to its significance. The Conservation Officer has not raised any objection to the proposed development/.

Therefore, it is considered that the proposed modest addition would not cause harm to the character and appearance of the host property or surrounding area and therefore complies with the Development Plan.

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 extension is located adjacent to an area of open space and would not be adjacent to residential properties. The scale of the extension would be marginally larger than the existing side extension. Given the context and modest scale of the proposals no amenity issues would arise.

Highway Safety

The extension would not erode existing off street parking or result in an uplift in bedrooms at the property. No highway safety issues would arise, and no objections have been received by DCC Highways.

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: 12/09/23

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council