

DELEGATED DECISION REPORT

**HPK/2023/0316
VALID 25/07/23**

**7 LINKS ROAD, CHAPEL-
EN-LE-FRITH,
DERBYSHIRE, SK23 9TX**

**SINGLE STOREY SIDE &
REAR EXTENSION. SINGLE
STOREY PORCH (FULL -
HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site relates to a two storey semi-detached dwelling which lies within the settlement boundary for Chapel-en-le-Frith as confirmed by the Local Plan policies map. The surrounding area is predominantly residential in character. The dwelling benefits from a detached garage to the side and rear, with parking to the front, with access from Links Road. The site has a front and rear garden.

PROPOSAL

This application proposes the construction of a single storey side and rear wrap around extension. The extension would have a very shallow, almost flat, roof design. To facilitate the extension, the existing garage would be removed.

The scheme also includes the construction of a porch in front of the existing door on the front elevation which would have a lean-to roof.

The extension would provide an extended kitchen, utility, w/c and garage/store.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S6 Central Sub-area Strategy
- EQ6 Design and Place Making

Chapel-en-le-Frith Parish Neighbourhood Development Plan

- H3 Design Criteria

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: 02/09/23
Neighbour consultation period ends: 22/08/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

No objection, however plans appear to show no rear access for utilities

DCC Highways

The application proposes additional parking to be provided to the front of the dwelling within the existing garden; however, there is no indication of the existing access being widened to allow parked vehicles to access these spaces. It is considered that there is sufficient space to the front of the dwelling to provide suitably sized parking spaces; however the applicant will be required to apply to Derbyshire County Council for the widening of the access and the footway crossing under S184 of the Highways Act 1980.

There are no highway objections to the application. Please attach the advisory note to any consent granted for the information of the applicant.

OFFICER COMMENTS

Principle of Development

The application proposes extensions to a dwelling which is located within the settlement boundary for Chapel-en-le-Frith, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Policy S6 seeks to promote the sustainable growth of the Central Area. Householder development in such locations is

acceptable, as a matter of principle, subject to matters relating to design, amenity and highways being acceptable.

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 single storey extension would be sited to the side and rear of the dwelling and would be relatively modest. The overall scale and siting of the extension is such that it would appear subservient to the host dwelling which would remain the dominant element. A flat roof is proposed for the extension, while this is not consistent with the pitched roof design of the dwelling, it is sited so that it is set back from the front building line which would ensure that it would not appear incongruous on the streetscene. Furthermore, the existing garage has a flat roof design and the proposed extension would have a similar effect on the character and appearance of the area in this regard.

The proposed porch would project from the front elevation and would be more visible from public vantage points than the proposed side/rear extension. The porch incorporates a lean-to roof design. There are numerous porches within the surrounding area and the proposed porch would be consistent with the design of many of the porches in the streetscene. This element is therefore considered to be acceptable in design terms.

The side extensions are proposed to be constructed from materials to match the host dwelling.

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 adjoined by residential properties to the front side and rear. There are rear facing principal windows to habitable rooms at No.5. The extension is proposed to be set in from the shared boundary with this property. Given the siting of the extension, along with its modest projection and height, it is not considered that the extension would result in any adverse overbearing, overshadowing or loss of light to this property.

No.9 has a side facing kitchen window which would face towards the proposed extension. The extension would alter the outlook experienced from this window. However, this would need to be weighed against the existing relationship which is a northerly view towards the two-storey flank elevation of the application site, and the kitchen window of No.7. The spacing between the windows does not provide sufficient distance for privacy which would be removed as a result of the proposals, thereby improving an unsatisfactory relationship. In addition, the room has openings to the rear elevation which provide alternative sources of light. The effect on amenity through loss of light, overshadowing, overbearing and loss of outlook is therefore considered to be acceptable.

Highway Safety

The proposed extension does not result in an uplift of bedrooms within the property, however there would be a loss of parking to the side. There is sufficient space on the site, off street to provide off street parking, which can be secured by condition. No highway safety issues would arise, as confirmed 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: 19/09/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council