

## DELEGATED DECISION REPORT

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HPK/2023/0318  
Valid 28/07/2023

50 HIGH LEA ROAD  
NEW MILLS

PROPOSED FIRST FLOOR  
EXTENSION TO THE REAR

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Amenity
- Design

### DESCRIPTION OF SITE

50 High Lea Rd is an end terrace property of stone and slate, typical of the Settled Valley Pasture Landscape Character area. the front elevation is flush, with some ashlar detailing around the front door. the window have previously been replaced with upvc windows. The dwellinghouse has previously had a loft conversion creating a 4 bedroom dwelling.

The side elevation is rendered, with a number of side facing windows placed within. To the rear the building forms an L-shape on the first floor with a previously ground floor outrigger squaring off the footprint.

There is no off-street parking at the property.

### PROPOSAL

Planning permission is sought for a first floor extension over the existing outrigger. The proposed extension will form an end gable, facing the rear garden. The extension will be of stone and slate to match the host dwelling.

It is proposed to install a window with a horizontal emphasis. The proposed extension will enlarge the existing 2<sup>nd</sup> bedroom and will not create an extra room.

No alterations will be made to the front elevation.

Revised plans alter the proposed design of the first floor rear window, changing from one larger windows into two smaller windows. the proposal otherwise remains unchanged.

### 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**

No previous planning history

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 06/09/2023  
Neighbour consultation period ends: 21/08/2023  
Press Advert: N/A

#### **Public Comments**

None received

#### **Town / Parish Comments**

N/A

#### **Environmental Health**

N/A

#### **Derbyshire County Council Highways**

No highway safety comments to make

### **OFFICER COMMENTS**

#### **Principle of Development**

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as New Mills. 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. LP 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 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 application site is located within the Settled Valley Pastures Landscape Character Area. The Landscape Character (SPD) (2006) state that windows should be set below the roofline and not break the continuity of the eaves. Dormer windows are no appropriate.

This application proposed to construct a first floor extension over the existing rear outrigger, enlarging the 2<sup>nd</sup> bedroom. The proposal will not alter the existing front elevation.

The proposal will have a gable roof, contrasting in angle to that of the existing rear elevation. However, this has been proposed in order to provided the required internal head height. The proposed roof provides a lower ridge light than that of the original dwellinghouse, creating a positive visual distinction between the two.

The proposed extension sits flush with the existing first floor outrigger, but is set back from the previous ground floor extension below. While it would be favourable for the proposed extension to sit back from the first floor outrigger, this would create an unsightly ‘stepping’ effect due to the jutting out of the existing ground floor extension. As such the proposed design is considered acceptable.

Revised plans propose two first floor windows on the rear elevation to serve the enlarged second bedroom. These 2 window emulate the proportions and design of the existing rear windows. A single larger window would not be appropriate, it would sit out of proportion with the existing windows.

A single, obscure glazed side window is proposed to also serve the enlarged second bedroom. The small side window complements the existing assortment of side windows of the original dwellinghouse. The existing side elevation hosts a number of narrow windows of differing proportions. As such the proposed additional window will not sit out of place, and will sit inline with existing first floor windows.

## **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 rear extension will sit flush with the existing first floor outrigger. As such no further overshadowing or overlooking impact will be felt by adjoining property no. 48 High Lea Road.

The proposed rear windows will be located approx. 33M away from the rear elevation of no. 17 Lea Street to the rear. This is considered a sufficient distance to protect privacy, and prevent overlooking. It is also of a adequate distance not to overshadow no. 17.

HPK/2015/0333 provided neighbouring property no. 52 with planning permission for a single storey kitchen extension to the rear. Plans for this application show that a garage, utility and kitchen run alongside the application site. A site visit confirmed that this planning approval has been implemented. As such 2 ground floor windows face onto the application site, one serving a utility and one small window serving a kitchen. No upper floor windows face onto the application site. As such the proposed obscure glazed side facing window will not lead to any privacy concerns.

Furthermore, the proposed extension will not overshadow the rear elevation of no. 52 as this sits further back than the application site at both first and ground floor level. As such the proposed extension will not create any overshadowing of the rear elevation of this property.

As such there are no amenity concerns.

### **Highway Safety**

The proposed works will increase the size of the existing 2<sup>nd</sup> bedroom. No extra bedrooms will be added to the dwellinghouse. No off-street parking is available for the dwellinghouse, however, as there is no increase to the number of bedrooms, the increase for parking is also not increased.

### **CONCLUSION / PLANNING BALANCE**

Following the submission of revised plans 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 :    Approve**

**Case Officer: Rachel Robinson**

**Recommendation Date: 19<sup>th</sup> September 2023**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**