

DELEGATED DECISION REPORT

HPK/2023/0292
Valid 01/08/2023

**27 DEANE COTTAGE,
STONEHEADS, WHALEY
BRIDGE, DERBYSHIRE,
SK23 7BB**

**DEMOLITION OF EXISTING
CONSERVATORY AND THE
CONSTRUCTION OF A SINGLE
STOREY EXTENSION TO THE
SOUTH SIDE, TWO STOREY
EXTENSION TO THE NORTH
SIDE, ADDITION OF PORCH
AND ASSOCIATED INTERNAL
ALTERATIONS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact upon the Green Belt/Open Countryside
- Design
- Amenity

DESCRIPTION OF SITE

The site relates to a two storey detached property which is located within the residential hamlet of Stoneheads. The dwelling is situated in a large plot off a private lane, with gardens to the front and sides, set well back from the public highway on slightly higher ground and is well screened from the public highway by natural vegetation.

For the purpose of the Local Development Plan, the site lies within the open countryside which is also designated green belt. the property also falls within the Dark Peak 'Settled Valley Pastures' Landscape Character Area. The application site is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Full planning permission is sought to demolish existing single storey conservatory extensions and the construction of a single storey extension to the south side.



Addition of porch and associated internal alterations relating to the refurbishment within the dwelling in order to reconfigure living space to allow for use as a multi-generational dwelling.



Two storey extension to the rear and side.



The porch will give a stronger focal point on the front elevation to direct visitors to the front door.

The existing modern conservatory will be replaced by a similar sized single storey extension, encompassing the existing gap to the side of the building which will connect the floorspace to the rest of the house and create better flow and use between the rooms. The new extension will be built of materials that reflect the finish of the main house.

The two storey extension at ground floor will accommodate a guest bedroom with bathroom facilities (which the applicant's mother will occupy) and at first floor give the master bedroom a dressing room and ensuite. To the rear a slither two storey infill will square off and create a front door to the granny annex/guest room, but also create a hallway with stairs up to the first floor of the main house.

The proposed palette of material finishes will be sympathetic to the host dwelling and be stone and slate roof to match.

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
EQ2 Landscape Character
EQ3 Rural Development
EQ4 Green Belt
EQ 6 Design and Place Making

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2021)

Including sections -
12: Achieving well-designed places
13: Protecting Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recorded planning history.
Permitted Development Rights remain intact.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/08/2023
Neighbour consultation period ends: 24/08/2023

Public Comments

One representation received from number 23, neighbouring number 27 – requesting that a legal agreement be entered into stating that any damage caused to the adjacent boundary wall which supports the patio area of number 27 be made good at the expense of the applicant.

Town / Parish Comments

No comments received

Highways Authority

No objection

OFFICER COMMENTS

Principle of Development

The proposal is for the extension and alteration of a dwelling within an area of open countryside which is also designated green belt.

As shown on the adopted local plan proposals map, the site is situated outside of the development boundary within open countryside and designated Green Belt land. As such the application is subject to policies EQ3 and EQ4 of the local plan which restricts development in such locations.

Policy EQ3 of the adopted local plan relates to Rural Development, outside of development boundaries. The policy states that the Council will seek to ensure that new development is strictly controlled in order to protect the landscapes intrinsic character and distinctiveness whilst also facilitating sustainable rural community needs. One of the ways in which this will be achieved is by allowing extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

Policy EQ4 of the local plan states that the Council will protect the Green Belt and maintain its openness and permanence. The policy goes on to state that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.

Paragraph 148 of the NPPF highlights that inappropriate development within the Green Belt is by definition harmful, unless very special circumstances can be demonstrated.

Paragraph 149 of the NPPF sets out a list of exceptions for where certain types of development are considered not to be inappropriate. One such exception is *“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.”*

In light of the above, the principle of development will be considered to be acceptable subject to the application demonstrating compliance with the restrictive national and local planning policies relating to development within the open countryside and Green Belt set out above, and all other relevant national and local planning policies relating to design and amenity.

Green Belt Assessment

There is no definition within the local plan or the NPPF as to what constitutes ‘disproportionate additions’. It is therefore a matter of planning judgement. Based on the existing floor and elevation plans submitted as part of the application, a calculation has been undertaken to work out the overall volume of development for the original building. For the avoidance of doubt, it is considered that the building as inspected on site comprises the original building for the purposes of paragraph 149 of the NPPF and visible evidence suggests the conservatory, porch and two storey side extension are alterations that have been made (there is no planning history to confirm).

The calculations have found the existing floor area to comprise a total volume of 1156 cubic metres, 213 cubic metres being existing additions to the original dwelling (+22%).

Based on the proposed floor and elevation plans submitted as part of the application,

a calculation has also been undertaken to work out the overall volume of proposed development, and the resultant percentage increase in comparison to the original building. The calculations have found the additional cumulative volume to be 491 cubic metres.

In summary, the original building has an overall volume of 943 cubic metres and when factoring in the proposed development, the resultant building would have an overall volume of 1434 cubic metres; resulting in an overall increase of 52%. Given that the proposed alterations to the property are designed to be sympathetically assimilate into the existing dwelling, well screened from the open countryside beyond the residential curtilage, set amongst other dwellings in the hamlet, and is viewed subordinate to the existing dwelling, it is considered that the proposed development as shown on the submitted plans would not result in disproportionate additions to the original building in accordance with paragraph 149 of the NPPF and would preserve the openness of the Green Belt in accordance with policy EQ4 of the adopted local plan.

Impact upon Open Countryside

Policy EQ2 of the adopted local plan refers to Landscape Character. It states that the council will seek to protect, enhance, and restore the landscape character of the plan area for its own intrinsic beauty. The policy requires that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document.

Policy EQ3 of the adopted local plan relates to Rural Development, outside of development boundaries. The policy states that the Council will seek to ensure that new development is strictly controlled in order to protect the landscapes intrinsic character and distinctiveness whilst also facilitating sustainable rural community needs. One of the ways in which this will be achieved is by allowing extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

The site is situated within the 'Settled Valley Pastures' Landscape Character Area as defined within the High Peak Landscape Supplementary Planning Document (2006). A key characteristic of this landscape type are roofs generally made of dark slate or stone tiles. Development principles for this landscape state that the rural landscape character must be considered when developing at the urban rural edge.

The site is fairly well screened from open agricultural land which lies beyond the rear boundary of the site. The proposed extension is subordinate to the existing dwelling, and is considered to be of an appropriate scale, height, and massing. It is not considered that this proposed extension will have any adverse impacts to the 'Settled Valley Pastures' landscape character area and respects the design principles set out within the Supplementary Planning Document. The application is therefore considered to accord with policy EQ3 of the local plan.

Design & Visual Impact

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that 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.

The proposed alterations will be added to the existing dwellinghouse, replacing an unsympathetic conservatory, and offering a solution to reconfigure the flow of rooms within this property. The extension will be constructed of materials to match the host dwelling. The extension will be contained within the boundary of the site.

The design and materials of the proposed alterations will complement the existing dwellinghouse and will not appear visually prominent within the street scene. It is for these reasons that the proposed development will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area 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 a large detached two storey dwelling which is located set back off the highway and set amongst other cottages of varying sizes that form the hamlet.

With regard to the relationship with No.23, these two properties appear to have had issues relating to the shared boundary between the properties. Any civil dispute matters have no bearing on this application, the alterations proposed will not harm the amenity of the occupants of either dwelling. They will see it, but in terms of how the properties relate to each other, the status quo remains unchanged.

The redevelopment over the footprint of the existing conservatory that will be demolished is considered and should present no greater impact on the amenity of neighbours than at present. The massing is not dissimilar to the existing. The occupants of the nearest dwelling, number 23 have not raised objection on design

grounds to the alterations on the elevation closest to them, they have raised concern that they request a legal agreement be entered into stating that any damage caused to the adjacent boundary wall which supports the patio area of number 27 be made good at the expense of the applicant. This is a civil matter between neighbours, all works are away from the boundary and contained within the site.

The proposed 2 storey extension is sited a significant distance from the nearest neighbour and will have no impact in terms of overshadowing or overlooking.

CONCLUSION

The principle of development is considered to be acceptable and complies with the restrictive national and local planning policies and all other relevant planning policies relating to design and amenity.

The proposal relates well to the existing dwelling in terms of scale, height and massing and represents an overall increase in development of 52%. This is not considered to be a disproportionate addition to the original building. The design of the proposal is subordinate to the original dwelling and is proposed to be constructed of materials which respect the existing dwelling. An assessment of the application has revealed no concerns with regards to the residential amenity of neighbouring properties.

In conclusion, the application has been found to accord with restrictive NPPF and local planning policies relating to Green Belt and landscape character; has been found to reflect the design principles set out within the local plan; and will not result in any adverse impacts with regards to residential amenity.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 26.9.2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council