

DELEGATED DECISION REPORT

HPK/2023/0283
VALID 10/07/23

21, MARKET PLACE,
CHAPEL-EN-LE-FRITH,
DERBYSHIRE, SK23 0EN

FIRST FLOOR REAR ROOF
EXTENSION (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 mid-terraced dwelling which lies within the settlement boundary for Chapel-en-le-Frith as confirmed by the Local Plan policies map. The site lies within the Town Centre boundary for Chapel-en-le-Frith and also within the Chapel-en-le-Frith Conservation Area. There are a number of Listed Buildings in the wider area. The surrounding area is mixed in character. The dwelling benefits from a small garden to the rear.

PROPOSAL

This application proposes the construction of a first floor extension to the rear. The extension would have a side facing gable design. The extension would create an en-suite bathroom off the rear bedroom. The scheme also includes the removal of render from the existing rear outrigger.

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
- EQ7 Built and Historic Environment
- CF1 Retail and Town Centres

Chapel-en-le-Frith Parish Neighbourhood Development Plan

- H3 Design Criteria
- TC5 High Quality Town Centre Design

Supplementary Planning Guidance/Documents

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

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15/08/23
Neighbour consultation period ends: 10/08/23
Press Advert: 10/08/23

Public Comments

One letter of support:

As long standing immediate neighbour of the proposed extension I would like to support the application. We have been delighted over the last months to see the vast improvements made to 21 Market Place since the cracked concrete render has been removed, and when the roof repairs are completed with the roof alterations and the lime pointing reinstated this should further improve the elevation, returning it to its pre-rendered and originally intended state, and significantly improve the rear elevation of the terrace. The proposed new gable is tucked away to the side at the rear so will have no impact from Pickford Place, therefore we would like to support this application.

Town / Parish Comments

No objection

Conservation Officer

Objection.

21 Market Place is within Chapel-en-le-Frith Conservation Area. The Heritage Statement goes into no detail regarding the designated heritage asset. Therefore paragraphs 194, 195 and 199 are not satisfied.

21 Market Place is within close proximity to 25 Market Place, a Grade II listed building. The setting and character of this heritage asset is not taken into consideration, and no potential impact is assessed, justified or mitigated.

The appearance of no.21 is regarded as random stone. I disagree and believe it has been inaccurately identified. The Conservation Area Appraisal document notes the vernacular. The local material palette is coursed gritstone with colour associated to the white Peak and limes.

Further to this, the character of the existing property has not been thoroughly demonstrated or explained. It forms part of the closeknit row of low lying terraces flanking the north west of the historic Market Place, and forming part of the historic context of GII no.25.

Due to the lack of sufficient information I cannot provide full support at this time.

OFFICER COMMENTS

Principle of Development

The application proposes alterations to a mid-terraced property which is located within the settlement boundary for Chapel-en-le-Frith, and 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. The site lies within the town centre boundary for Chapel, however the proposals do not seek any change of use and as such there would be no requirement to assess the proposals in terms of the effect on the vitality and viability of the centre.

The principle of development is acceptable, subject to satisfying other considerations relating to design matters, with particular regard to heritage assets, amenity and highway safety.

Design Considerations (including effect on Heritage Assets)

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 area's character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

CF1 supports proposals that seek to deliver qualitative environmental improvements and support the local distinctiveness of town centre environments through high quality design.

Further guidance is contained within the High Peak Residential Design Guide SPD (2005), and the Design Guide SPD (2018).

The NPPF also seeks to deliver high quality design in development and, at paragraph 134, states that development which is not well designed should be refused.

Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The application site lies within Chapel-en-le-Frith Conservation Area which is a designated heritage asset. The Chapel-en-le-Frith Conservation Area Appraisal (CCAA) identifies the characteristics of the Conservation Area. It is considered that the significance of the Conservation Area lies within its historic origins and development, along with the architectural quality of the buildings it possesses.

The application site lies within the old town of Chapel, the CCAA identifies that the central core of the area is Market Place, being relatively narrow with dwelling houses and some commercial properties fronting the pavement. The northern side of Market Place takes in a row of traditional stone terraced cottages where key properties such as 21 Market Place retain traditional roof materials and surviving stone steps. Although some of the properties in this row have sliding sash windows, there are a number of other properties where artificial roof materials have been used and modern window replacements introduced. The character, history and origins of the old town are illustrated by the area's setted streets and stone terraced cottages. The application site contributes towards this element of significance. Further, the CCAA identifies that the frontages to Market Place are of high townscape value.

The application proposes the construction of a first floor extension to the rear of the dwelling. The extension would create a side facing gable roof to the existing rear facing gable which has asymmetrical proportions. The proposed roof pitch would match that of the original dwelling, while the proposed eaves height would align with the rear outrigger, which is set slightly lower than the main dwellinghouse. The proposed extension would have a lower ridge height to the dwelling, and as such would remain subservient. It is not considered that the extension would result in a dominant or overbearing addition to the host dwelling.

It is proposed that the extension would be constructed from mixed stonework, which would match the original rear outrigger. The outrigger initially had render covering it in its entirety, however this has been removed to reveal the stonework. This in itself has represented an enhancement to the character and appearance of the Conservation Area.

Concern has been raised by the Conservation Officer with regard to the reference to random stone, stating that the local material palette is coursed gritstone with colour associated to the white Peak and limes. The front elevation of the building, which fronts onto Market Place reflects the materials highlighted by the Conservation Officer, while the rear outrigger is as indicated in the application. The proposals do not alter the front elevation which contributes to the significance of the Conservation Area. As indicated above, the proposed materials would match those of the rear outrigger which is appropriate in this instance.

The application site is located two doors down from No.25 Market Place which is a Grade II Listed Building. The row of terraced properties on the northern side of Market Place form part of the setting of this Listed Building, to which there is a requirement to have regard.

Views of the rear elevation of this row of terraced properties are available from Church Lane to the northeast and the access to Pickford Place. The proposed extension is modest and would not increase the footprint of the application dwelling. While the extension is proposed to be at first floor level, its roofslope would pitch away from the rear elevation, which lessens its prominence and would also reflect the linear roof of this row of terraced. It is not considered that the proposed extension would have an unacceptable effect on the setting of No.25.

There are other Listed Buildings in the area, however the distance between the application site and these building is such that their settings would not be affected.

Whilst it is acknowledged that the heritage statement is lacking in any assessment of the significance of either the listed building or the conservation area and fails to consider the impact of the development on either of those designated assets, in this instance, it is considered that there is sufficient information within the application, and from the site visit to conclude that there would be no harm to the significance, character or appearance of the Conservation Area or setting of the listed building.

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 side and rear. There are side facing windows to No.23. However, the planning history for the conversion of that property to a dwelling confirms that these do not serve habitable rooms. Therefore, it is not considered that the proposals would result in any loss of light. The proposal would not be directly adjacent to the garden of No.23 and would be separated by single storey projections to that property. Therefore the effect on the private amenity space of that property, through overbearing or overshadowing, would be limited.

The scheme does not propose new windows to habitable rooms. Those new windows which would serve the new en-suite would be obscured glazed in order to preserve amenity for existing and future occupants.

Highway Safety

The proposed extension does not result in an uplift of bedrooms within the property, or any loss of parking. No highway safety issues would therefore arise.

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: 26/09/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council