

DELEGATED DECISION REPORT

HPK/2023/0333
Valid 09/08/2023

SPRINGFIELD DALE ROAD
NEW MILLS

CONSTRUCTION OF AN
OUTBUILDING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The dwelling known as Springfield is a detached bungalow located on Dale Road in the New Mills Built-up Area Boundary. The site is located on the corner of an open green space, which rises up to the north and east of the site, providing amenity space for local residents.

Dale road hosts an assortment of dwelling types, predominantly consisting of semi-detached stone and slate dwellings. However, there are a number of other stone built bungalows located along Dale Road.

Springfield is a stone and slate bungalow with upvc fixtures. The property has a paved driveway with a 2 vehicle capacity. The site has differing boarder types, consisting of low stone walls, 6ft hedgerows and close board fencing. The garden area is located to the north and western sides of the dwelling, operating over differing ground levels as the site drops away to the west and rises to the north.

PROPOSAL

Planning permission is sought for the construction of a timber outbuilding. The outbuilding would be located to the north-western corner of the curtilage, set slightly behind the dwellinghouse. Due to changing ground levels it is proposed to raise the outbuilding on a surrounding decked area, approximately 0.5M above ground level.

The outbuilding will measure 3.50M deep, with an additional meter of overhang, the outbuilding will be 4.2M in width. The northern elevation will be approximately 2.5M in height, while the southern elevation will be 3M in height.

The outbuilding will be timber clad with glazed doors to the front and a glazed window on the eastern elevation.

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 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2012/0521 – Proposed renovation and extension of existing bungalow
APPROVED 05/11/2012

CONSULTATIONS

Publicity

Site Notice expiry date: 26/09/2023
Neighbour consultation period ends: 25/09/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

New Mills Town council – no comment

Environmental Health

N/a

Derbyshire County Council Highways

There are no highway safety comments to make to the application. It is recommended that the outbuilding remains ancillary to the main dwelling and be used for personal use only and that this is conditioned accordingly.

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 High Peak Design Guide (SPD) (2018) paragraph 3.9 states that new buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities.

In terms of design a PD fall back position has been proposed by the applicant. These fallback position lowers the decking, and otherwise does not change the proposed plans. These plans would comply with GPDO (2015) Class E, Part 1, Schedule 2. These plans would allow for the proposed timber outbuilding to be constructed should planning permission be refused. As such it is considered that planning permission cannot be refused on the bases of materials, although timber is not characteristic of the High Peak. In this unique stance, due to the valid fall back position, timber is considered acceptable.

The proposed outbuilding will be set back from the principle elevation, although will still be partially visible from the street scene, through gaps in the hedgerow and partially from the surrounding open space. However, these glimpses will be fleeting, creating a minimal impact upon the street scene. The contemporary design proposed is slightly out of place with the host dwelling, however there is a valid PD fallback position for a similar design.

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 habitable windows to provide an acceptable level of amenity.

The proposed front facing window will be located approximately 30M from the front elevations of 4 and 6 Dale Road. This is well above the recommended guidance distance. The side facing window faces the window on the host dwelling, having no amenity impact.

The location of the proposed outbuilding will not create any overshadowing or overbearing impact upon neighbouring dwellings due to the existing boundary treatment and it's modest size and single storey nature.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

The proposed outbuilding will not lead to an increase in demand for off street parking at the application site. To ensure this it is recommended that the outbuilding be for ancillary purposes only.

CONCLUSION / PLANNING BALANCE

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: 9th October 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council