

DELEGATED DECISION REPORT

HPK/2023/0144
Valid 12/04/23

41, BUXTON ROAD,
CHINLEY, DERBYSHIRE,
SK23 6D

LIKE FOR LIKE
REPLACEMENT OF EXISTING
SINGLE GLAZED WINDOWS
WITH DOUBLE GLAZED
TIMBER FRAMED WINDOWS,
ENCAPSULATION OF
ORIGINAL STAINED GLASS
AND CREATION OF NEW
FRONT PORCH (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations (inc impact on Heritage Assets)
- Impact upon Residential Amenity
- Impact upon Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Chinley as defined by the Local Plan policies map. Chinley is identified as a larger village within the Settlement Hierarchy. The site relates to a two-storey semi-detached dwelling. The application site is a linear plot with rear access road and parking located at the end of a long garden. To the front is a small front garden and pedestrian access from Buxton Road. The site lies within the Chinley Conservation Area.

PROPOSAL

This application proposes the construction of a new front porch. The porch would enclose the existing covered porch. The scheme includes the replacement of two existing single glazed openings within the side elevation with double glazed timber openings on a like for like basis. The scheme also includes the encapsulation of three existing windows, two in the side elevation and one in the rear elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S6 Central Sub-area Strategy
- EQ6 Design and Place Making

EQ7 Built and Historic Environment

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: 18/05/23

Neighbour consultation period ends: 18/05/23

Press Advert: 18/05/23

Public Comments

None received

Town / Parish Comments

No objection

DCC Highways

No highway safety comments to make

Conservation Officer

No objection.

Subject to the following conditions: - Prior to the commencement of works on site window specification including manufacturers details, timber type, glazing, colour, beading, fittings and fixtures where relevant and method of retaining stained glass in new units is to be submitted to the Local Planning Authority. Once approved in writing the development shall be carried out in accordance to this document. Prior to the commencement of works on site specification of the new porch construction including new door and samples of materials is to be submitted to the Local Planning Authority. Once approved in writing the development shall be carried out in accordance to this document.

The proposal is to ensure retention of the original and existing principal front door to the property

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Chinley as defined by the Local Plan Policies Map, which lies within the Central Sub Area. Within such locations extensions to dwellings are acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate, taking on board its location within a Conservation Area, whether an amenity issues would arise, and whether there would be an impact upon highway safety.

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. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. The application site lies within the Chinley and Whitehough Conservation Area. However there is no Conservation Area character appraisal for this heritage asset.

The application proposes comprises two primary alterations. The first change relates to the enclosure of the existing porch. The existing front elevation has an open porch and it is proposed to build up the elevations to sill height with reclaimed coursed gritstone to match existing. Doors and windows of the porch would be constructed from timber. The application site is located within a row of similar designed properties. Numerous dwellings along this row have enclosed their porches with stonework and windows, including the properties semi-detached pairing. The proposed alteration would not affect the overall form of the dwelling and, subject to the use of appropriate materials as suggested, could be carried out without affecting the character and appearance of the host dwelling or conservation area.

The second part of the application seeks to replace or encapsulate existing single glazed timber windows with double glazed timber windows on a like for like basis. The existing decorative tulip designed leaded stained glass would be retained and replicated within the development. It is considered that the proposed development would be sympathetic to the host dwelling and would not adversely affect the character and appearance of the Conservation Area, provided the frames are timber and proportions match existing, which is what is proposed within the application.

The Conservation Officer has requested conditions relating to specific design and materials of the alterations proposed. Details have been submitted as part of the application process, the details of which are considered to be acceptable and reflect the like-for-like nature of the application which ensures the character and appearance of the Conservation Area will be preserved.

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 proposed development does not result in any change to the footprint of the dwelling and no issues would arise through overbearing, loss of light or overshadowing. As habitable floorspace is not being created no overlooking or loss of privacy issues would arise. The proposed windows are on a like for like basis and as such would be in no way more intrusive to neighbours than existing.

Highway Safety

The proposal would not increase the number of bedrooms within the development while existing off street parking would be retained. No highway safety implications would arise from the proposed development.

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: 20/10/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council