

DELEGATED DECISION REPORT

HPK/2023/0332
Valid 08/08/2023

83, LONG LANE, CHAPEL-
EN-LE-FRITH,
DERBYSHIRE, SK23 0TA

SINGLE STOREY FRONT
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

The application site comprises a modern two-storey semi-detached property on Long Lane, Chapel-en-le-Frith - constructed of brick and tiled roof.

The application site is located within the Development Boundary of Chapel. For the purposes of planning policy consideration, the application site is located within the Chapel West Ward, and it 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 construct a single storey front porch extension with lean-to roof to create space to step into before accessing the hallway and ground floor rooms. The porch will accommodate a WC and also enlarge the hallway area to give more room when entering the house. A small window will serve the WC room.

The porch will measure 2.65m x 2.66m x 3.38m apex height (2.38m eaves). All works will be contained within the site boundary and no element will overhang the boundary.

The proposed palette of material finishes will be sympathetic to the host dwelling and be brick and tiled 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
S2 Settlement Hierarchy
S6 Central Sub-area Strategy

EQ6 Design and Place Making

Supplementary Planning Document

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

Chapel-en-le-Frith Neighbourhood Plan (April 2012)

Policy H3: Design Criteria - must be of a high quality

National Planning Policy Framework (2021)

Including sections -

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Neighbour consultation period ends: 05/09/2023

Public Comments

None received

Town / Parish Comments

No comments received

Highways Authority

No comments received

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies Chapel-en-le-Frith as a 'Market Town' where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Impact on the Area

The council will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies.

Viewing the porch in context of the existing additions to neighbouring properties, it is considered that the proposed porch is modest in scale and entails minimal change to the setting of the property. The introduction of a porch on this side of the street does not introduce an alien feature and it is separated from neighbouring porches, so does not create a continuous series of ground floor extensions.

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 proposal reflects the spirit of the SPD in terms of design and finishes, but in addition the proposed modest single storey extension will help to make this dwelling more energy efficient, allowing a porch where currently the front door opens out into the open.

The proposed porch is of modest scale and will appear subservient to the existing dwellinghouse. The small window in the roof of the porch is minor and serves a purpose, overall it does not detract the character of the streetscape. The design and materials of the proposed extension will complement the existing dwellinghouse and will not appear visually prominent within the street scene.

Whilst the relocation of the door to the side reduces the overall legibility of the building and the high solid to void ratio of the front wall is undesirable, similar extensions have been added to other dwellings in the row and therefore a refusal on these grounds would not be sustainable. It is for these reasons that the proposed extension will not harm the character of the area and comply with policy EQ6 of the Local Plan and 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 proposed porch is distanced away from the windows of neighbouring properties habitable rooms and causes no harm to amenity as a result of overshadowing as it would comply with the 45 degree rule. No side windows are proposed facing the neighbour and therefore no privacy issues are raised

It is for these reasons the proposed extension will comply with policy EQ6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 27.10.2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak District Council