

DELEGATED DECISION REPORT

HPK/2023/0382
VALID 07/09/23

3, CHENDRE CLOSE,
HAYFIELD, DERBYSHIRE,
SK22 2PH

ALTERATIONS TO EXISTING
CONSERVATORY (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Impact on Highway Safety
- Impact on Trees

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hayfield as defined by the Local Plan policies map. The dwelling is a detached two storey property with single storey conservatory sited to the rear. The surrounding area is predominantly residential in character. The site benefits from off street parking to the front and private amenity space to the rear. An area TPO (Ref: DCCTPO 153) covers the site which affects the existing tree in the rear garden.

PROPOSAL

This application proposes alterations to the existing conservatory. The existing conservatory comprises part stonework, matching the existing dwelling, and a UPVC roof and windows. The proposed alterations include an increase of stonework, and the reroofing with slate to match the existing. The scheme also includes changes to the fenestration.

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

Supplementary Planning Guidance/Documents

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

National Planning Policy Framework

Section 12: Achieving Well-designed Places

Section 15: Conserving and enhancing the Natural Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0551 - Alterations to existing conservatory – Approved – 22/11/21

HPK/2015/0280 - Proposed New Rear Doors and Side Window – Approved – 10/07/15

HPK/2004/0642 – Rear Conservatory – Approved – 19/08/04

CONSULTATIONS

Publicity

Site Notice expiry date: 18/10/23

Neighbour consultation period ends: 04/10/23

Press Advert: 09/03/23

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No highway safety comments to make

Arboricultural Officer

There is no objection to the principle of the development however there are a couple of concerns that need to be addressed: The plans appear to show that the improvements will be made on the same foundations? If so then there are no objections to the design. Finally, whilst the tree in the rear garden is fairly remote from the conservatory, it is still possible for the tree's roots to be damaged through incidental development activity, such as storage of materials, waste, etc. Therefore if consent is granted then a condition specifying that all development activity should be kept to hard-surfacing and the lawn area is kept clear of materials will be needed.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hayfield, which lies within the Central Sub Area as defined by the Local Plan Policies Map. Within such locations extensions to residential properties are acceptable, as a matter of principle, subject to satisfying general development management considerations. The main considerations in this instance whether the design is, whether any amenity issues would arise, whether there would be an impact upon highway safety, and the effect on trees covered by TPO.

In this instance there is also an extant approval for a similar development. The principle of works to the conservatory has therefore been established.

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.

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

The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension results in a dwelling which is well designed in itself.

The Design Guide SPD (2018) at 5.5 states that extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing.

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.

The application proposes alterations to an existing conservatory located to the rear of the dwelling. This includes some partial additional stonework to the elevations, the reroofing of the structure and changes to its fenestration. An extant approval existing for a very similar proposal which was deemed acceptable on design grounds. The proposed alterations retain the character and appearance of the previous approval and would continue to remain subservient and respect the design of the host dwelling, subject to the use of appropriate materials as proposed.

The rear siting is such that there would be limited effect on the character and appearance of the streetscene.

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.

Increase in mass and scale arising from the proposed alterations would be limited. The proposals result in a more solid structure compared to the existing conservatory. Nonetheless, the extension would remain modest and the effect on outlook from No.1 would be limited. To the rear of No.1 is a conservatory which lies adjacent to the shared boundary. Given the limited changes to the existing built form, it is not considered that the proposals would result in any significant loss of light, overshadowing or overbearing to adversely effect the living conditions of the neighbour. The reduction in glazed area would mean that there would be no privacy implications for neighbours. Again, it should also be noted that there is an extant planning permission for a very similar proposal.

No adverse amenity issues are foreseen from the proposed development and the proposals are therefore considered to be in accordance with Policy QE6 of the Local plan.

Highway Safety

The does not result in the loss of any parking space, nor does it result in an uplift of bedrooms at the site. No parking or highway safety issues would arise as confirmed by DCC Highways.

Trees

The site is covered by an area TPO (DCCTPO 153) and the tree in the rear garden is protected by this order. The proposal seeks to alter the existing conservatory utilising the existing footings. The proposals are a sufficient distance away from the tree for it not to be affected by the development. However, to ensure that it would not be affected during construction a condition would be necessary for no works to be carried out on the lawn area (as suggested by the Tree Officer). A note has been added to the plans to this end.

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: 31/10/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council