

DELEGATED DECISION REPORT

HPK/2023/0392
Valid 18/09/2023

112 HADFIELD ROAD
HADFIELD
GLOSSOP

PROPOSED FRONT DORMER
TO MASTER BEDROOM TO
REPLACE EXISTING
BALCONY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

112 Hadfield Road is a detached dormer bungalow located in the Glossop Built-up area boundary. No. 112 is predominantly finished in render with concrete roof tiles. On the principle elevation there is an existing balcony.

The attached garage is of brick construction with a flat roof. The driveway also accommodate one vehicle in front of the garage.

PROPOSAL

Planning permission is sought for the replacement of the existing front facing balcony with a dormer window. The proposed dormer will have a pitched roof with front facing gable.

It was proposed to finish the dormer in upvc cladding. Revised plans demonstrate white render being used to finish the proposed dormer window.

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

Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 17/10/2023

Neighbour consultation period ends: 10/10/2023

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

There are no highway safety comments to make to this application.

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Hadfield. The above development is considered to be a moderate scale, and is therefore acceptable in principle subject to consideration of the following policy.

Design

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 Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

Front facing dormer windows are not traditional of the High Peak. However, the proposed front facing dormer is considered to be favourable in appearance over the existing balcony. The proposed dormer will have a dule pitched roof with front facing dormer. Similar design features can be found at both no. 110 and 108 Hadfield Road. Therefore while other former windows are not present in the street scene the proposal draws characteristic found on neighbouring properties.

Revised plans show render to finish the dormer window. This is favourable over cladding and will match the render of the host dwelling.

As such there are no design concerns.

Amenity

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 inhabitable windows to provide an acceptable level of amenity.

The proposed dormer window will replace an existing front facing balcony. This balcony facing the street and the properties 129 and 127 Hadfield Rd opposite the application site. This balcony is located little over 21M from the front elevation of these too properties, and is large enough for outdoor seating. The proposed dormer window will remove this existing balcony, and introduce a new window facing no.s 129 and 127. This new window will be located approx. 21M from the front elevation of no. 127. This is on the boundary of the recommended 21M guidance distance. However, the impact of a window is likely to be less than that of the existing balcony.

Highway Safety

The proposal will increase the size on an existing bedroom, but will not create an extra accommodation. As such the demand the off-street parking will not increase at the application site. Furthermore the proposal will not impact upon existing off-street parking provisions. As such there are no highway safety concerns.

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: 6th November 2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council