

DELEGATED DECISION REPORT

HPK/2023/0391
Valid 22/09/2023

68, JODRELL ROAD,
WHALEY BRIDGE,
DERBYSHIRE, SK23 7AR

DEMOLITION OF GARAGE/
STORAGE ROOM.
CONSTRUCTION OF DOUBLE
STOREY SIDE EXTENSION
AND DORMERS/ SINGLE
STOREY REAR EXTENSION
AND ASSOCIATED INTERNAL
ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

The application relates to 68 Jodrell Road, a two storey brick and tile, semi-detached dwelling located in the Whalley Bridge area of Derbyshire.

Land levels within the site rise from the highway with the dwelling occupying a corner plot elevated position on the streetscape. The property is sited on the corner of Jodrell Road and Williamson Road, a residential suburb consisting of similarly designed residential dwellings.



The application property is sited adjacent to no. 70 to the west and no. 1 Williamson Road to the south. The host property faces onto the public play space, with a terrace

of 4 dwellings across the road to the east. All neighbouring properties are two storey with no front dormers.

The property has benefitted from a single storey modest rear porch and attached storage building. In addition there is a detached garage in the rear garden served by a vehicular access taken from Williamson Road.



The rear garden area where the single storey extension is to be built is flat, whilst the land falls away to the side and front of the site.

For the purposes of planning policy consideration, the application site is located within the Whalley Bridge Development Boundary. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Planning permission is sought for a single storey rear extension, two storey side wrap around extension and dormer balcony at first floor to the front elevation of the property (with dormer to the rear). The existing garage is to be demolished.

The proposed single storey rear extension will project 4.38m from the original rear elevation of the property with an overall width of 8.77m. This extension will feature a flat roof. The rear extension will remove the existing parking area and the vehicular access onto Williamson Road will become redundant.

A two storey side extension will be built, to the side of the dwelling facing Williamson Road. It will be necessary to build up foundations to account for the sloping topography. The side extension will be 4.38m wide (doubling the floor area of the dwelling), run the length of the host dwelling and have the single storey extension span across the rear elevation.

The rear dormer is conventional in design and timber clad. The proposed front dormer inclusive of balcony will project 1m, have bifolding doors and feature balustrade approximately 1m in height enclosing the balcony. The roof of this balcony protrudes beyond the wall of the dormer to create shelter over the footprint of the balcony.

The proposal will be white rendered to match the existing property, with timber clad dormers.

Note: The site plan shows parking for three vehicles, but no detail of the potential new point of vehicular access.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
S6 Central Sub Area Strategy
CF 6 Accessibility and Transport

Supplementary Planning Documents and Guidance

Residential Design SPD (2005)
High Peak Borough Council Design Guide SPD (2018)

National Planning Policy Framework

Including sections -
2: Achieving sustainable development
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23/10/2023
Neighbour consultation period ends: 17/10/2023

Public Comments

No representations received

Town / Parish Comments

No comments received

Derbyshire County Council Highways

The proposal seeks the demolition of the existing garage / store, and the construction of a two-storey side and single storey rear extension, resulting in a 5no bedroom dwelling. It is proposed that a new parking area will be formed to the front of the dwelling, involving the creation of a new vehicular access. As far as can be ascertained from the application drawings the new vehicular access would be

located on the junction radius of Jodrell Road, which is not acceptable from a highways point of view, vehicular accesses should have a minimum clearance of 15m from junctions. Therefore, it is recommended the applicant considers a revised layout which utilises the existing vehicular access to Williamson Road, or a new access located a minimum of 15m away from any junction. It should be noted that 3no off-street parking should also be provided to serve the 5no bedroom dwelling, each space should measure a minimum of 2.4m x 4.8m. Accordingly, it's recommended that the applicant is given opportunity to submit revised details demonstrating measures to satisfactorily address the above issues. However, if you are minded to determine the application in its submitted form, I would be grateful if you could revert back to the Highway Authority for any further comments.

OFFICER COMMENTS

Principle of Development

Within the development boundary 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, and parking provision.

Design & Visual Impact

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity, and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

Paragraph 134 of the NPPF goes on to state that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The adopted High Peak Design Guide 2018 sets out the parameters which new development should respond to. In respect to new development, it states at paragraph 5.2 that:

Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character. The aim should be to revitalise the building without altering its fundamental character.

Paragraph 5.5 continues:

All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help.

The Adopted Residential (SPD) (2005) paragraph 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.*”

There are design objections to the proposal. The accentuated front dormer, counter balanced by the rear dormer, effectively creates an additional storey. This together with the cumulative additional mass of the two storey side and projecting single storey rear extension envelopes the host property, more than doubling its size.

The proposed extensions are considered over development of the site. The enlarged dwelling's footprint by virtue of the two storey side extension results in the building line pushing out beyond the Williamson Road dwelling frontages. The introduction of dormers at this location is at odds with the character of the street, additionally the roof overhang on the front dormer is an alien feature with nothing like it in the vicinity of the site – this being suitable in a city centre environment. The dormer only accentuates and increases the prominence and visibility on the streetscene.

For the reasons highlighted above, it is concluded that the cumulative impact of the massing and design of the extensions does not respect the footprint of the main body of the original dwelling and would result in incongruous and unsympathetic additions that would result in harm to the character and appearance of the street scene, contrary to LP Policies S1 and EQ6, the adopted Design Guide and relevant paragraphs under Chapter 12 of the NPPF.

Highway Access and Parking

The single storey extension is at the expense of retaining the existing vehicular access and parking provision for the site, resulting in a submission that has insufficient information to determine whether alternative parking is available to serve the reconfigured dwelling.

Highways have stated that the existing access and parking should be retained, however the plans clearly show that scenario is not for consideration in this application. Alternatively highways have suggested a new access be located a minimum of 15m away from any junction, but as the site is on the corner of the sweep of the junction, it will not be possible to implement a new access that is clear of the junction.

Amenity

Local Plan Policy EQ6 requires that all development achieves a satisfactory relationship with adjacent properties. It must 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. Part 9 of the High

Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

Considering the single storey nature of the proposed rear extension as well as what could be built along the shared boundary under permitted development, this element of the proposal would not have a significant or harmful impact on the amenity of the neighbouring properties.

The proposed front facing dormer balcony would have the potential to directly overlook the front amenity space of adjacent no. 70 but this features a driveway and narrow garden. Having considered the existing arrangement, the proposed balcony is not considered to result in a loss of privacy or harmful overbearing impact to occupants over the existing arrangement. No other neighbouring occupants are considered to be adversely affected by the proposed development due to separation distances and orientation of dwellings. The development is therefore considered to be in accordance with Policies S1, and EQ6, the guidance contained within the Residential Design SPD, High Peak Design Guide, and Section 12 of the National Planning Policy Framework.

CONCLUSION / PLANNING BALANCE

For reasons listed above the cumulative extents of the alterations to this property is considered to result in significant harm to the character and appearance of the street scene, contrary to LP Policies S1 and EQ6, the adopted Design Guide 2018 and 2005 and relevant paragraphs under Chapter 12 of the NPPF.

As such, the application is considered to result in an unsustainable form of development contrary to LP Policy S1a and paragraph 11 of the NPPF and as such is recommended for refusal for the reason outlined within this report.

OFFICER RECOMMENDATION: REFUSE

Case Officer: P. Twigg

Recommendation Date: 13.11.2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council