

DELEGATED DECISION REPORT

HPK/2023/0408
VALID 27/09/2023

30, HALL STREET, NEW
MILLS, DERBYSHIRE, SK22
3BR

PROPOSED DEMOLITION OF
SINGLE STOREY GARAGE
AND ERECTION OF
REPLACEMENT SINGLE
STOREY GARAGE (FULL -
HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is located within the settlement boundary for New Mills as defined by the Local Plan policies map. The site relates to a semi-detached two storey dwelling which is located within a predominantly residential area. The site is a corner plot located on the junction of Hall Street and Aldersgate. The dwelling has a detached garage to the rear accessed off Aldersgate. The site lies approximately 50m to the west of the New Mills Conservation Area.

PROPOSAL

This application proposes the demolition of the existing garage and a replacement garage. The garage would be sited in a similar location as the existing garage. The garage would include a dual pitched roof with gable facing Aldersgate. The suggested facing materials are timber cladding elevations and tiles to the roof.

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
- EQ1 Climate Change
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

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

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0502 - Proposed demolition of side sun room and erection of single storey side extension – Refused – 24/02/23. Allowed at appeal – 28/06/23.

HPK/2019/0248 - Demolition of side sun room & erection of single storey side extension - Approved – 05/03/20

CONSULTATIONS

Publicity

Site Notice expiry date: 09/11/23
Neighbour consultation period ends: 19/10/23

Public Comments

None received

Town / Parish Comments

No objection

DCC Highways

No objection

OFFICER COMMENTS

Principle of Development

The application proposes householder development within the settlement of New Mills. Policy S6 confirms that within the Central Sub Area sustainable growth will be promoted which reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community.

Householder development in such locations is considered to be acceptable, as a matter of principle subject to, in this instance, matters relating design, amenity and highway safety.

Design Considerations

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place.

The application proposes the demolition of the existing garage and its replacement with a slightly larger garage. The proposed garage would be sited in a similar location to the existing garage albeit being slightly larger, thereby being closer to Aldersgate.

The surrounding area is residential in character. The application site is located on a corner plot at the junction of Hall Street and Aldersgate, with the existing garage addressing the latter. Aldersgate is characterised by dormer bungalows with roadside facing clad dormers.

The overall footprint and height of the garage would be larger than existing. Nonetheless, it would remain subservient to the host dwelling and the properties along Aldersgate. The scale of the development would not, therefore, be prominent. Furthermore, the introduction of a steeper pitched roof would be more characteristic with its surroundings than the existing low pitched garage. The development could therefore be carried out without appearing prominent or incongruous on the streetscene.

The scheme proposes red clay tiles to the roof which would match the existing. Elevations are proposed to be treated in vertical timber boarding, stained black. Timber boarding is not traditional to High Peak, and is discouraged by the Design Guide although it is noted that the host dwelling itself has some features which include vertical black boarding. Furthermore, there are garages and outbuilding visible within the streetscene which are of varying style and design in the wider area. It is not uncommon for domestic sheds and outbuildings to be of timber board construction and given the size of the building and the extent which would be visible from the streetscene it is unlikely that this would have a negative effect on 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.

The relationship between the proposed extension and neighbouring dwellings is such that the development would not cause harm to the amenity of adjacent properties through overbearing, overshadowing, loss of day/sun light or privacy. Given its single storey nature, the fact that it replaces an existing slightly smaller garage, and the neighbour's garage which provides an intervening feature to the nearest neighbouring dwelling. The opening in the side would face onto the private garden of the host dwelling. The proposed garage can also be carried out without significantly eroding the private amenity space of the host property.

Highway Safety

LP Policy CF6 'Accessibility and Transport' seeks to ensure that new development can be safely accessed in a sustainable manner and minimise the need to travel, particularly by unsustainable modes.

The proposed development would not result in an increased demand for off street parking. Part of the land to the front of the existing garage would be lost to the proposed development, however this is not of sufficient depth to provide an off-street parking space in the first instance. The dwelling benefits from a separate access and driveway off Hall Street which is sufficient to meet the parking demands of the site. No highway safety issues are therefore anticipated.

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: 22/11/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council