

DELEGATED DECISION REPORT

HPK/2023/0432
Valid 09/10/2023

RIVELIN, BROOKBOTTOM,
NEW MILLS, DERBYSHIRE,
SK22 3AY

WIDENING EXISTING DOOR
OPENING TO DETACHED
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

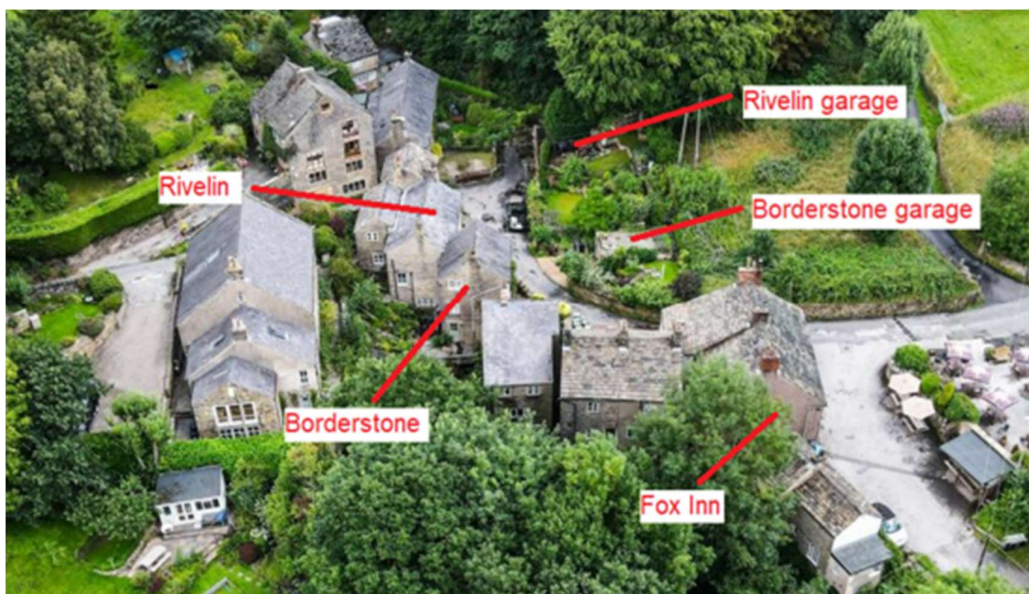
- Principle of Development
- Design Considerations (Impact on heritage assets)
- Impact upon Residential Amenity

DESCRIPTION OF SITE

The application site relates to a detached garage that sits opposite and is used by the occupants of the property opposite, a two storey dwelling. The building is a Grade II Listed Building, known as Rivelin.

The garage for Rivelin is located within garden space on the opposite side of the road from the house. It has garden space next to it and steps up to a terrace above it.

The site is located within the hamlet of Brook Bottom, which lies within the open countryside and Green Belt as defined by the Local Plan policies map. The site lies within the Brookbottom Conservation Area.



PROPOSAL

The garage stands alone on the corner of the road. It has a garage door opening, window, and recess that is used to store a wheelie bin.

The garage has been constructed at an angle, it follows the site boundary line and is not perpendicular to the road. This makes it very difficult to manoeuvre a car into the garage, more so when cars are parked.

The proposal is to widen the existing garage door by 310mm to enable a better access. The existing stones used to form the opening will be reused and the drip detail above the door will be extended. The garage door will be replaced with an up and over door with vertical panels and painted Little Greene 'Portland Stone – Dark'.



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
EQ2 Landscape Character
EQ3 Rural Development
EQ4 Green Belt Development
EQ6 Design and Place Making
EQ7 Built and Historic Environment

Supplementary Planning Document

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

National Planning Policy Framework (2021)

Including sections -

- 12: Achieving well-designed places
- 13: Protecting Green Belt land
- 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0107 Listed building consent for the Refurbishment works including some opening up works, replacement staircase, changes to openings at the rear, rooflights and a rear glazed canopy – Approved

HPK/2023/0105 Refurbishment works including some opening up works, replacement staircase, changes to openings at the rear, rooflights and a rear glazed canopy - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 07/11/2023

Neighbour consultation period ends: 09/11/2023

Public Comments

None received

Town / Parish Comments

No objections

Highways

No highway safety comments

Conservation Officer

No comments

OFFICER COMMENTS

Principle of Development

The applications propose works to a garage associated to a dwelling, which is a Listed Building, that lies within the Conservation Area and Green Belt, within the Central Sub Area as defined by the Local Plan Policies Map. The site lies within the setting of these heritage assets.

Policy E3 relates to rural development and states that extensions to existing dwellings may be acceptable provided that it is subsidiary to the building and do not have an adverse impact on the character of the landscape. Policy E4, which relates to Green Belt development, states that development in these locations will not be permitted unless it is in accordance with national planning policy.

The NPPF identifies that the construction of new buildings within the Green Belt will be considered to be inappropriate development and will only be allowed where it meets one of the exceptions identified within paragraph 149. Paragraph 149 allows for extensions and alterations to an original building, provided they do not result in disproportionate additions to the dwelling as originally constructed.

For the above reasons, it is considered that the proposals represent appropriate

development within the Green Belt.

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 Considerations (including impact on Heritage Assets)

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.

Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance and that particular protection will be given to designate heritage assets and their setting.

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 alterations should harmonise with the parent building.

The proposed widening of the existing garage door on the front elevation will not be considered visually intrusive. The alteration will not appear to be an alien feature and will be constructed of materials to match existing stonework.

The proposed alterations are limited in scale and located away from the principal listed property. In terms of its overall scale and design, it is considered that the extension would not cause harm to the character and appearance of the listed building, or the Conservation Area.

It is for these reasons that the proposed alteration will comply with policy EQ6 and EQ7 of the Local Plan and the spirit of 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.

Given the scale and positioning of the works in the context with neighbouring

properties, no harm would arise. 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: 6.12.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council