

Design and Access Statement

August 2023

Re submission of HPK/2022/0455 - Two storey side extension at:

67 Meadow Lane, Dove Holes SK17 8DB

- **Applicant**
Nicola Parsons
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Re submission of HPK/2022/0455 - Two Storey Side Extension
- **Location**
67 Meadow Lane, Dove Holes SK17 8DB
- **Agent**
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1.00 Background

The property lies partially within the Built up Area Boundary and Open Countryside (see Figure 1) and is not within the Conservation Area or listed.

As can be seen from Figure 1, the Built up Area Boundary line (bold black) is an anomaly in that it does not include part of the rear properties and garden areas of numbers 63, 65 and 67 Meadow Lane.

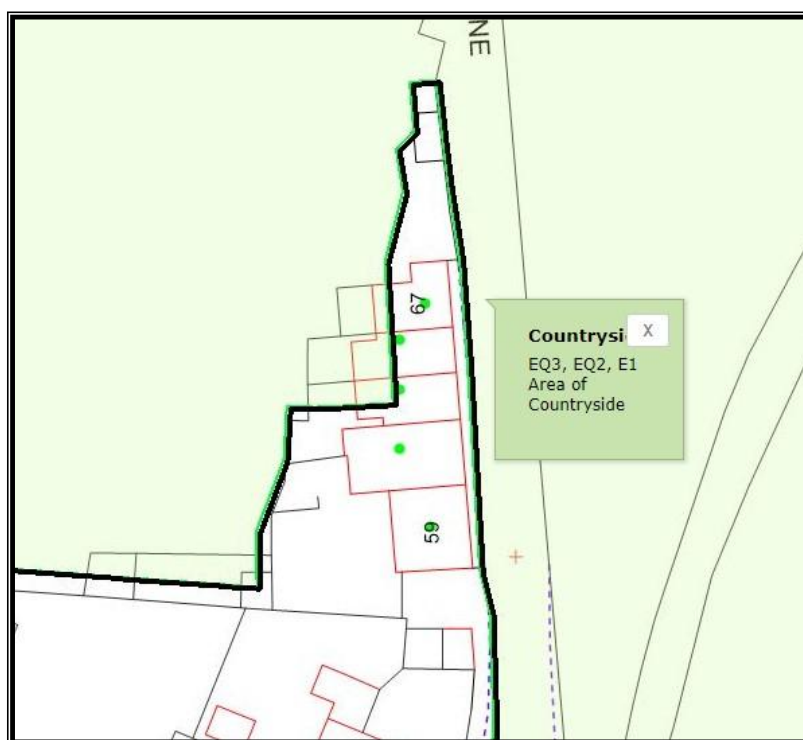


Figure 1: HPBC Local Plan Extract

The site area (red outline on drawing 100) is 295m².

The property was subject of a planning application (HPK/2022/0455, validated 26/10/2022) for a two storey side extension and single storey rear extension which was withdrawn on the 14/12/2022. The case officer was James Stannard who made it clear during the application that the proposed development was not acceptable.

The main issue during HPK/2022/0455, design matters aside, was the extent of the domestic curtilage of #67 and its constraints on possible extensions. Subsequently, we have submitted an application to extend the domestic curtilage (HPK/2023/0361) which was approved on 2nd November 2023. Figure 2 shows the extent of the domestic curtilage as approved under HPK/2023/0361.

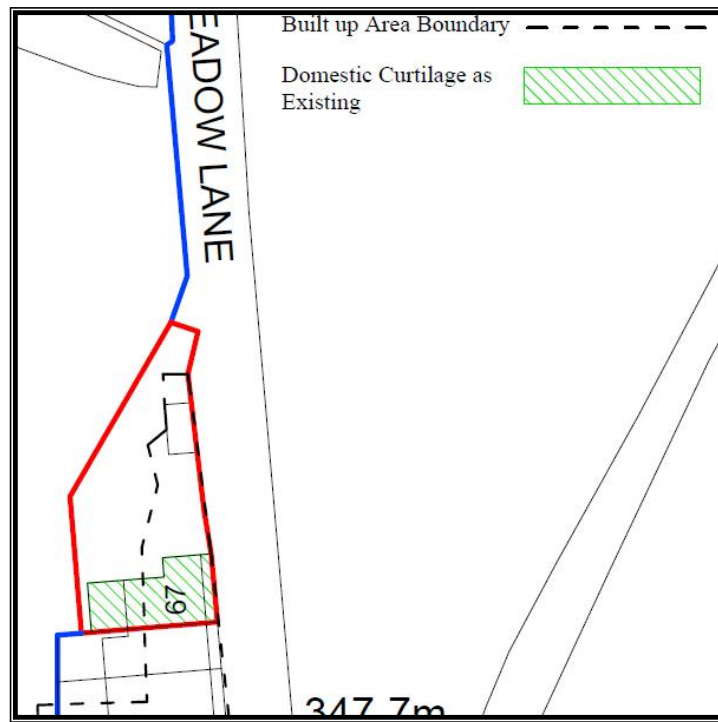


Figure 2: Domestic curtilage indicated in red

2.00 The Proposal

This application seeks permission for a two storey side extension

3.00 Design

The property was subject of a planning application (HPK/2022/0455, validated 26/10/2022) for a two storey side extension and single storey rear extension which was withdrawn on the 14/12/2022. There were numerous concerns regarding the design of the extensions submitted under HPK/2022/0455 which we hope to have addressed in this application.

Figure 3 shows the existing plans and elevations. The property is an end terrace with a blue slate covered roof, natural stone and rendered walls and PVCu joinery. As is typical of many 'workers cottages' built circa 1880, the internal accommodation is very limited with the property having a Gross Internal Floor Area (GIFA) of 53m². This would not meet the current standards set out in the Technical Housing Standards - Nationally Described Space Standards which requires a minimum GIFA of 79m² GIFA for a 2 storey, 2 bedroom 4 person dwelling. It is this lack of internal space that is the reason the applicant wants to extend the property.

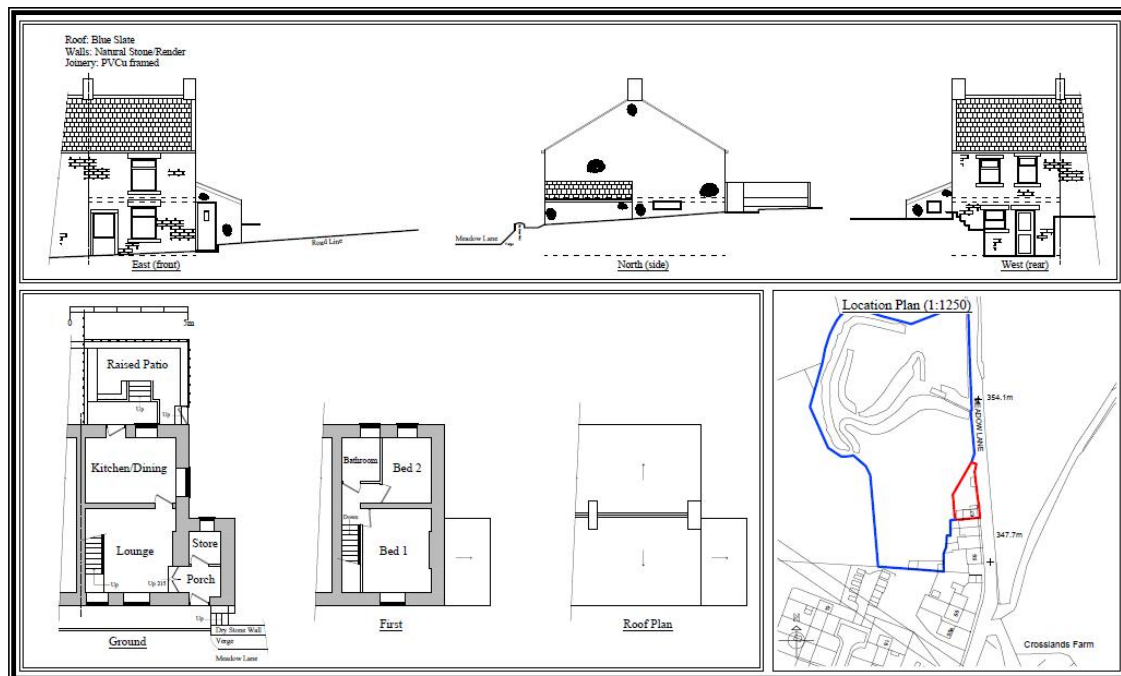


Figure 3: Existing Plans and Elevations

Figures 4 to 7 show the terraced houses adjoining #67 moving northwards towards #67. These are of typical terrace design, with door-window-door-window, door-door-window fenestration arrangements with the exception of the end terrace to the south which is double fronted with the door located centrally between windows.



Figure 4 : Terraced block adjacent #67



Figure 5 : Terraced block adjacent #67



Figure 6 : Terraced block adjacent #67



Figure 7 : Terraced block adjacent #67

Figure 8 shows the plans and elevations proposed under the withdrawn application HPK/2022/0455.

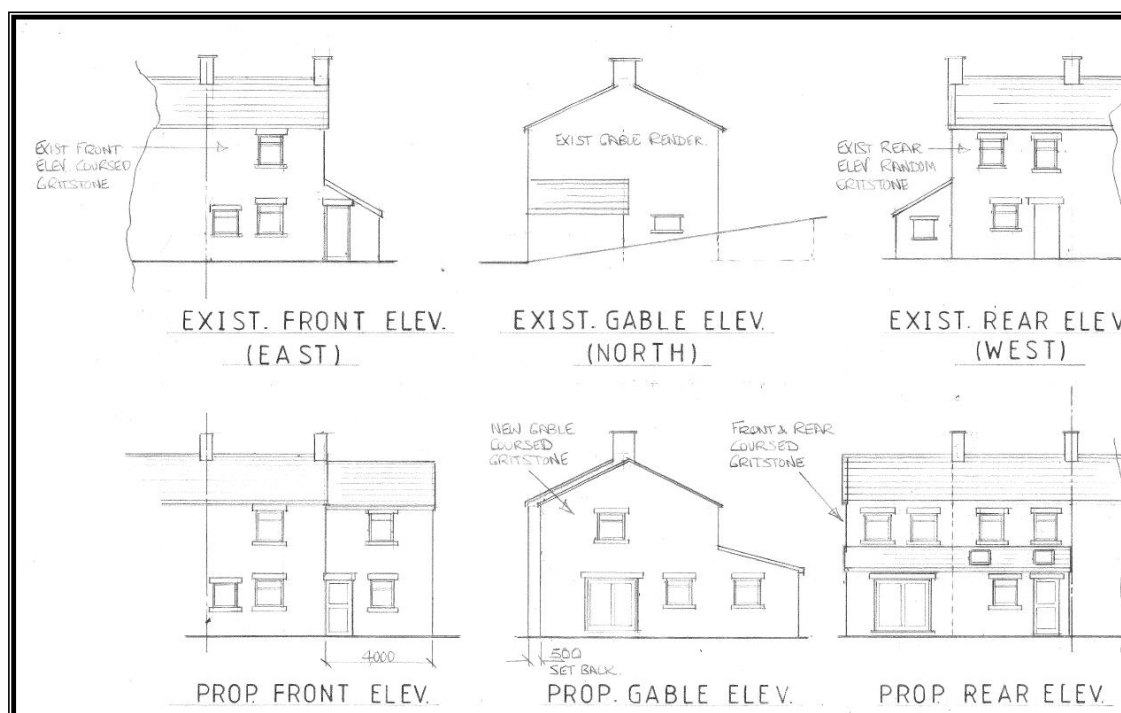


Figure 8 : Plans and elevations proposed under HPK/2022/0455

During HPK/2022/0455 for a two storey extension and number of design concerns were raised by the case officer as follows:

December 12th 2022

.... I do not believe that there is a way of extending this property any further without having a significant detrimental impact to its existing traditional character, particularly given its prominence from the public highway. Due to the very small yard area, any extension to the rear would almost certainly not be PD as it would amount to a floor area that would take up more than 50% of what we believe to be the extent of domestic curtilage. As previously stated, terraced properties are notoriously difficult to extend and on this occasion I would go as far to say that it is simply not possible in a manner that is acceptable in planning terms.

Whilst we will always work with applicants to overcome outstanding planning concerns, this property is so constrained and has essentially reached its 'threshold' with regards to any extensions (having regard to the Design Guide SPD 2018) and therefore I would gently advise that there are no alternatives that would be acceptable in planning policy terms.

In this case, the host dwelling amounts to an end of terrace two storey cottage. In order to read as proportionate, balanced and secondary additions that respect the dominance of the main house, side extensions should not result in a protrusion that amounts to more than 50% of the width of the main house.

However, on a terraced property this would appear very narrow and incongruous. As such, the extension of terraced properties at two storey level in the vast majority of cases, almost impossible without resulting in unacceptable impacts to the existing traditional character appearance and proportions of the main house. The plans show that the extension would effectively more than double the size of the property, failing to read as subordinate and secondary additions, amounting to wholly disproportionate, over development of this traditional terraced property, and as consequence, this amounts to poor design, contrary to Local Plan Policy EQ6, Chapter 9 of the Residential Design Guide SPD, Chapter 5 of the Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF.

January 27th 2023

For reasons previously explained, I don't believe that No.67 which is an end of terrace property can accommodate any extension either within or indeed outside of its domestic curtilage in a manner that would be acceptable from a design perspective. Should you wish to challenge this view, you are welcome to submit a new application for proposals that you believe are acceptable, which would then be assessed. In the event that I was to recommend refusal and this led to the application being refused, you would then have the opportunity to challenge this decision by submitting an appeal to the Planning Inspectorate within 12 weeks from the date of the decision notice.

February 13th 2023

The proposal would result in a significant change to ground levels immediately adjacent to the property which applies to land that in my view lies outside of the domestic curtilage, having regard to relevant case law.

Terraced properties are notoriously difficult to extend at two storey. Due to significant engineering operations involved, and the narrow width of the extension (which responds to the need to be proportionate to the main dwelling, which itself is relatively narrow), the draft proposals submitted would in my view result in an odd, contrived form of development that is not appropriate for an end of terrace property. In addition, the narrowness of the extension would see the bedroom have a maximum internal width of 1.8m which would provide a poor standard of amenity for the future occupiers of this room.

I would therefore repeat and reiterate my advice that this property cannot be extended (certainly at first floor level) in a manner that would be acceptable having regard to relevant local and national planning policies and supplementary guidance relating to design and appearance.

February 23rd 2023

Every application is determined on its own individual merits. The approval of one application for extensions and alterations on a property in one part of the High Peak does not necessarily justify the approval of extensions or alterations on another property in a different location with a different context. This end of terrace property is highly sensitive given its elevated position and

its prominence within the immediate and wider rural landscape. I would refer to once again to design guidance contained under Chapter 9 of the Residential Design Guide SPD (2005) and Chapter 5 of the Design Guide SPD (2018) which makes clear that the smaller the parent building, the fewer the options for extension with two storey extensions being unlikely to be acceptable on smaller cottages or terraced properties.

Whether it is a width of 1.8m or 1.9m, it does not alter my view that the amenity for future occupiers of this habitable room would be substandard.

The issues relating to the domestic curtilage have been resolved under HPK/2023/0361 and the single storey rear extension element has been removed from the current proposals.

The main concerns raised by the planning officer regarding the 2 story extension proposed under HPK/2022/0455 are as follows:

- ...significant detrimental impact to its existing traditional character, particularly given its prominence from the public highway.
- in order to read as proportionate, balanced and secondary additions that respect the dominance of the main house, side extensions should not result in a protrusion that amounts to more than 50% of the width of the main house. However, on a terraced property this would appear very narrow and incongruous. As such, the extension of terraced properties at two storey level in in the vast majority of case, almost impossible without resulting in unacceptable impacts to the existing traditional character appearance and proportions of the main house.
- The plans show that the extension would effectively more than double the size of the property, failing to read as subordinate and secondary additions, amounting to wholly disproportionate, over development of this traditional terraced property, and as consequence, this amounts to poor design, contrary to Local Plan Policy EQ6, Chapter 9 of the Residential Design Guide SPD, Chapter 5 of the Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF.
- ...the narrowness of the extension ... would provide a poor standard of amenity for the future occupiers of this room.
- Every application is determined on its own individual merits.
- This end of terrace property is highly sensitive given its elevated position and its prominence within the immediate and wider rural landscape. I would refer to once again to design guidance contained under Chapter 9 of the Residential Design Guide SPD (2005) and Chapter 5 of the Design Guide SPD (2018) which makes clear that the smaller the parent building, the fewer the options for extension with two storey extensions being unlikely to be acceptable on smaller cottages or terraced properties.

Comment

The Residential Design Guide SPD (2005) and Design Guide SPD (2018) are guidance only and every planning application must be determined on its own merits. This strongly suggests that deviation from this guidance is possible if the design is good and appropriate to its context. Section 1.2 of The Design Guide SPD (2018) supports this view and states:

‘...there is an emphasis on respecting traditional built forms. This should not rule out high quality contemporary design and innovative solutions that respond to the context...’ (my emphasis)

The extension proposed under HPK/2022/0455 was deemed narrow by the case officer resulting in internal space which would be detrimental to the amenity of the occupiers. We have also stated above that the existing dwelling does not meet the current standards set out in the Technical Housing Standards -Nationally Described Space Standards which is detrimental to the amenity of the occupiers.

It could be argued that the extension proposed under HPK/2022/0455 did create an incongruous addition to the end terrace and was out of keeping with the existing terrace.

The design approach taken for this application aims to deal with these concerns as follows:

- Figure 9 shows the proposed plans and elevations.
- The current proposal shows a full house width extension of the existing terrace which is not subordinate to the host dwelling. This addresses the concerns under HPK/2022/0455 that the proposals were incongruous: what is created is a seamless addition which respects it's host in a manner the existing adjacent properties along the terrace do. The extension reads as appropriate, proportionate and balanced on the street scene.
- The current proposals are no more dominant on the street scene or public Highway than the existing terrace row and no significant detrimental impact to the existing traditional character results from the proposals.
- The current proposals address the amenity concerns raised in that the proposed GIFA and internal room sizes would meet the current standards set out in the Technical Housing Standards -Nationally Described Space Standards. This would have a significant and positive affect on the amenity of the occupiers.
- This end of terrace property could be considered sensitive given its elevated position and its prominence within the immediate and wider rural landscape. Figure 10 shows #67 when viewed from the A6 Hallsteads to the northeast of #67. Due to the natural rise in the land it is clear from Figure 10 that the prominence of the terraces decreases as you move northwards towards #67. This would result in

the proposed extension being much less prominent than the dwellings on the terrace south of #67. The proposed extension, even given its elevated position, would not have any detrimental impact on either the immediate or wider rural landscape.

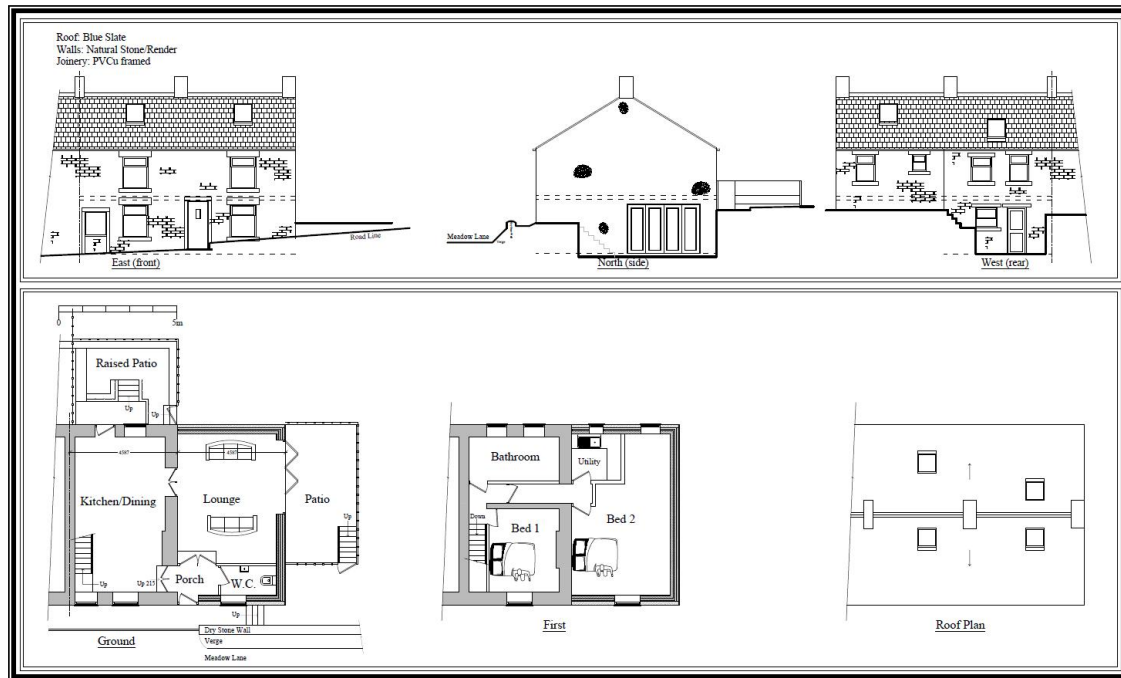


Figure 9: Plans and elevations as proposed



Figure 10: View from the A6 Hallsteads showing the setting of #67

The materials proposed would match the existing property and adjacent terraces: roof cover would be blue slate; walls would be natural stone and a rendered gable and windows and doors would be PVCu.

What can be concluded from the foregoing is that the design concerns raised during HPK/2022/0455 have been addressed.

4.00 Planning Policy and Principle of Development

The site lies partly within the Built up Area Boundary and Open Countryside and is not within a conservation area or listed.

The main issue in this case is the effect of the development upon the character and appearance of the countryside (design issues aside and dealt with above).

The site is clearly residential and not agricultural. The approval of the extension of the domestic curtilage under HPK/2023/0361, and the fact that no restrictive conditions such as removal Permitted Development rights were imposed on this approval, would indicate the Local Authority agree with this view.

Local Plan Policy

Policy EQ 2, 'Landscape Character' states:

'The Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.'

This will be achieved by:

...Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment'

Comment:

The detailed appraisal set out in section 3 sets out our opinion that the proposal would not harm or be detrimental to the character of the local and wider landscape or the setting of the settlement.

Policy EQ 3. 'Rural Development' states

'Outside the settlement boundaries and sites allocated for development as defined on the Policies Map, including the Green Belt, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development.'

This will be achieved by:

- *Supporting the the redevelopment of a previously developed site... provided it does not have an adverse impact on the character and appearance of the rural area*

Allowing the following forms of new residential development:

- *Re use of redundant and disused buildings and/or the redevelopment of a previously developed site, where it does not have an adverse impact on the character and appearance of the countryside.*

Comment:

The site, already partially within the Built up Area Boundary, is clearly a ‘previously developed site’.

The proposed extension would not have an adverse impact on the character and appearance of the rural area for the reasons set out in Section 3 above.

Principle of Development

The National Planning Policy Framework makes it clear that planning applications should be considered ‘in the context of the presumption in favour of sustainable development’.

Paragraph 14 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay.

The proposed development would constitute sustainable development identified in the Framework satisfying the 3 dimensions - social; economic and environmental.

Sustainable Development

The National Planning Policy Framework makes it clear that applications should be considered ‘in the context of the presumption in favour of sustainable development’.

This development will constitute “sustainable development” for the following reasons:

- The proposed extension on a site already partially within the Built up Area Boundary, would not have an adverse impact on the character and appearance of the rural area or be detrimental to the character of the local or wider landscape or the setting of the settlement.
- Part of the site lies within the Built up Area Boundary where development of the nature of that proposed would be acceptable and is sustainable.
- The environmental impact of the proposal is negligible. Thus the proposals make a positive contribution to the site and locality in environmental terms.
- Currently the internal accommodation does not provide adequate amenity space for the occupants of #67. Approving the proposed extension will improve the amenity and well being of the occupants and any future occupants of #67.

5.00 Access

Access arrangements are unchanged.

6.00 Heritage and Conservation

The site is not within a conservation area. No heritage assets are affected by the proposals.

7.00 Conclusions

It is clear from the foregoing that the proposals would constitute sustainable development as identified in the National Planning Policy Framework satisfying the 3 dimensions - social; economic and environmental and complies with policies set out in the Adopted High Peak Local Plan (April 2016).

The proposed extension, on a site already partially within the Built up Area Boundary, would not have an adverse impact on the character and appearance of the rural area or be detrimental to the character of the local or wider landscape or the setting of the settlement

Currently the internal accommodation does not provide adequate amenity space for the occupants of #67. Approving the proposed extension will improve the amenity and well being of the occupants and any future occupants of #67.

In light of the above we would therefore urge High Peak Borough Council, in accordance with Local Policy and the National Planning Policy Framework, to grant permission for this application.