

ELEGATED DECISION REPORT

HPK/2023/0457
Valid 25/10/2023

5, KILN CLOSE, DOVE
HOLES, DERBYSHIRE,
SK17 8FQ

PROPOSED FIRST FLOOR
EXTENSION ABOVE THE
EXISTING GROUND FLOOR
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Visual impact
- Impact on neighbouring amenity
- Impact on highway safety

DESCRIPTION OF SITE

The application refers to No.5 Kiln Close, Dove Holes; a two storey detached property that stands at the head of a small cul-de-sac which forms part of a third phase of a large housing development known as 'Hallsteads'. The property has been built and the property is occupied.



The Decision Notice granting consent for this phase of development does not include any conditions that removes permitted development rights, and thus these rights are intact for this property.

Whilst facing and being surrounded by development, the site is bounded to the east by open countryside. The property is a 4 bedroom detached dwelling with attached single storey side garage. the property has a driveway to the front, with a rear garden which wraps around the house.

PROPOSAL

Planning permission is sought for a first floor extension above the garage. The material finish is grey roof tiles and reconstituted stone to match the existing host dwelling. The proposed extension will add additional floorspace to reconfigure the

first floor to create a large master bedroom with dressing room/en suite and enclosed balcony. The extension will be set at an angle to the principal elevation with a lower roof line than the original dwelling house.



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
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018

National Planning Policy Framework (2021)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/2023
Neighbour consultation: 16/11/2023

Public Comments

None received.

Town / Parish Comments

No objection

United Utilities

Standard Build Over and Asset search informative

Highways Authority

The amount of bedrooms will remain the same, so parking will be unaffected, no objections

OFFICER COMMENTS**Principle of Development**

Local Plan policy S2 identifies Dove Holes as a 'Larger Village' where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.. 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

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.

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 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."

The adopted High Peak Design Guide 2018 sets out the parameters which new development should respond to. In respect to extensions it states at paragraph 5.5 that:

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 proposed first floor extension is set at an angle from the principle elevation, with a lower roof line than the original dwelling house. As such the proposed extension achieves a subordinate character when compared to the original dwellinghouse and the angle will mitigate the necessity of a step back.

Furthermore the proposed roof mimics that of the dual pitched original roof and will be finished using matching materials. This picks up key characteristics of the host building, harmonising with its appearance. The alterations will be viewed from within and outside of the site in context of the urban housing estate setting.

The proposed first floor extension would comply with policies EQ6 of the Local Plan and the spirit of the NPPF.

Amenity

High Peak Local Plan Policies 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 the conservation area character and amenity.

Windows in the front elevation will face down the cul-de-sac and will create no greater overlooking than the existing front windows. No side windows are proposed.

An enclosed balcony is proposed to the rear. However, this will overlook open space to the rear and is enclosed by walls and a roof which will prevent views towards the neighbouring dwellings. Furthermore the position of the neighbours garage to the north and orientation of their dwelling will help to screen their private garden area from noise and overlooking from the balcony. Similarly, the orientation of the balcony means that it will not overlook the dwelling to the south and a significant distance will be maintained. Whilst balconies are not normally encouraged, exceptionally, in this case, it is found to be acceptable.

The extension will sit alongside the neighbours garage at no.4. Coupled with the orientation of their dwelling at an angle to the extension means that it will not overshadow principal windows or their garden area. There are no principal windows in the side of this dwelling that would be affected.

The proposed extension is considered in accordance with Policy EQ6 of the Local Plan and the NPPF.

Highway Safety

Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

The parking and driveway remain unchanged. Status quo remains, given that the amount of bedrooms will remain the same, so parking will be unaffected.

It is considered that there should be no detrimental effect on highway safety and will comply with policy CF6 of the Local Plan.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out "likely significant effects" on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an "Appropriate Assessment" where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase surface water run-off from the site. The proposal does involve additional ensuite, but the application relates to an existing dwelling. On the basis that no additional family members are anticipated to reside, and taking an average occupancy rate of 2.4 persons per dwelling, there will be no increase in waste water generated by the proposals. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

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: APPROVAL

Case Officer: P. Twigg

Recommendation Date: 14.12.2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

