

DELEGATED DECISION REPORT

HPK/2023/0475 VALID 06/11/23	24, GODWARD ROAD, NEW MILLS, DERBYSHIRE, SK22 3BU	FRONT DORMER TO NEW LOFT CONVERSION (FULL - HOUSEHOLDER)
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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 detached bungalow which is located within a predominantly residential area. The site is accessed via a driveway off Godward Road, with a detached garage located to the front of the dwelling.

PROPOSAL

This application proposes the construction of a dormer window to the front roof slope. The dormer would have a flat roof design and would extend across the width of the front elevation. The proposals would facilitate a loft conversion which would provide two bedrooms, a shower room, wardrobe and storage areas. The ground floor would be reorganised. The property would become a two bedroom dwelling.

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
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 and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 21/12/23

Neighbour consultation period ends: 30/11/23

Public Comments

None received

Town / Parish Comments

Not object

DCC Highways

No highway safety comments to make

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 may be 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 High Peak Design Guide (2018), at paragraph 5.5 states 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 High Peak Residential Design SPD (2005), at 9.0 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", and at 9.1 that "Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself". With regard to dormers, at 9.4.1 the SPD states that "Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses, especially terraced properties".

The proposal includes the construction of a front facing dormer window. The existing property is a detached bungalow which has no dormer within its front roof slope. The dwelling is set at a higher ground level than the public highway and, as such, is prominent within the streetscene. The dwelling is the last of a row of bungalows before the dwellings become two storey. Those two storey dwellings front Broadhey View.

The group of seven bungalows which front Godward Road are all set at a higher land level. Four of the bungalows have front flat roof dormers which face the public highway. The presence of flat roof dormers within this small row of bungalows is therefore a prevailing characteristic. The proposed dormer would be of similar scale and positioning to the existing dormers. The proposals therefore would not appear as an incongruous or alien feature within the streetscene.

The dormer window would be set away from the eaves, ridge and side gables to ensure that there would be clear surrounding roofspace remaining. This would ensure that the extent of the existing dwelling remains visible and dominant with the roof dormer appearing subservient.

The existing dormers are faced with a variety of materials including timber, tiles, and cladding. The proposed cement board cladding would not be out of character with the surrounding area.

Therefore, whilst flat roofed box dormers such as this are not normally encouraged, in this location, given the context, it is found to be acceptable.

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 proposed dormer represents a modest increase in built form. The position and relationship with neighbours is such that there would be no adverse loss of light, overbearing or overshadowing to neighbouring properties.

The dormer would provide windows to principal habitable rooms in the front elevation at first floor level. These would look towards the dwellings on the opposite side of

Godward Road, including principal openings. However, the spacing is over 35m and would be over the public highway. The degree of overlooking and any loss of privacy would therefore not be adverse.

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 as there would be no uplift in bedrooms. The internal alterations would in fact result in a reduction in bedrooms. There would be no change to existing off street parking arrangements. DCC Highways have raised no objections to the proposals and therefore no highway safety issues are 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: 03/01/2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council