

## DELEGATED DECISION REPORT

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HPK/2023/0405  
Valid 21/09/2023

17 WOOD LANE  
HAYFIELD

SINGLE STOREY REAR  
EXTENSION TO REPLACE  
EXISTING CONSERVATORY

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Design
- Amenity
- Highway Safety

### DESCRIPTION OF SITE

17 Wood Lane is a detached dwelling within the Hayfield built-up area boundary. The dwelling has an integral garage with a driveway to accommodate 2 cars. In total allowing for 3 vehicles to park off street.

To the rear is a patio area and conservatory, which leads to a grassed area on a slightly higher ground level to the dwelling itself.

### PROPOSAL

Planning permission is sought for a single storey rear extension. The existing rear conservatory will be removed and replaced with a lean-to style extension. The lean-to extension will extend 2.4M from the original rear elevation extending the lounge area. The extension will have one side facing window and a set of French doors providing access to the rear garden.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### High Peak Local Plan 2016

S 1 Sustainable Development Principles  
S 1a Presumption in Favour of Sustainable Development  
S 2 Settlement Hierarchy  
EQ 6 Design and Place Making  
CF 6 Accessibility and Transport

#### National Planning Policy Framework

Section 4 – decision-making  
Section 12- Achieving well-designed and beautiful places

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/0003/0713 Renewal Of Outline Planning Permission For Residential Development (026155 & 028364) APPROVED

HPK/0003/6807 Substitution Of House Types Approved Under Application Ref. 033806 52 Two Storey Detached Units APPROVED

HPK/0003/8428 rear conservatory APPROVED

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 07/11/2023  
Neighbour consultation period ends: 13/10/2023  
Press Advert: N/A

### **Public Comments**

None received

### **Town / Parish Comments**

n/a

### **Environmental Health**

No objection – conditions recommended

### **Derbyshire County Council Highways**

The application includes the conversion of the garage which will reduce the parking provision to 2 spaces. There does appear to be space available to provide a replacement parking space to the front of the site and it is requested that the applicant provide a revised plan indicating the replacement parking space; further comments will be provided on receipt of the revised plan.

## **OFFICER COMMENTS**

### **Principle of Development**

LP Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Hayfield. The above development is considered to be a moderate scale, and is therefore acceptable in principle subject to consideration of the following policy.

### **Design**

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

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 High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposed lean-to style extension is subordinate in design, slightly stepped in from the existing side elevation. A favourable single pitched roof is proposed which mimics the existing rear elevation roof style. It is also proposed to use materials which match those of the host dwelling. Overall it is considered that the proposed extension is sympathetic in design to the host dwelling and will act as a favourable extension over the existing conservatory in terms of design.

## **Amenity**

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The existing conservatory extends approx. 3.4M from the original rear elevation of the dwellinghouse. It is proposed to remove this conservatory and replace it with a lean-to style extension extending 2.4M from the original rear elevation. The proposed extension will therefore be 1M less than the existing, reducing and overbearing impact upon neighbouring properties. Furthermore, neighbouring dwellings no. 15 and no. 19 both benefit from south facing rear elevations, therefore any loss of light is mitigated by the favourable rear orientation.

The proposed extension will have 1 rear facing set of French doors which will be approx. 10M from the side elevation of no. 1 Houghton close to the rear. which this is less than the 21M guidance distance. However, no.1 is on a higher ground level than the application site and benefits from approx. 6ft boundary treatments, which mitigate the lack of separation distance.

A side window is proposed in the west elevation, which is positioned away from the boundary. No windows are proposed in the other side elevation. The existing conservatory has glazing to both sides and therefore the proposal represents betterment in terms of overlooking. Therefore there are no amenity concerns.

### **Highway Safety**

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development.

Highways objections were received which commented upon the lack of parking following the proposed garage conversion. As such the application has removed the garage conversion element from the proposed design, retaining a satisfactory level of off-street parking provision.

### **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 :    APPROVE**

**Case Officer: Rachel Robinson**

**Recommendation Date: 3<sup>rd</sup> January 2024**

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**