

DELEGATED DECISION REPORT

HPK/2023/0371
Valid 02/11/2023

40 NETHERFIELD ROAD
CHAPEL-EN-LE-FRITH

AMEND ROOF PROFILE AND
FRONT AND REAR
ELEVATION TO PREVIOUS
TWO STOREY EXTENSION TO
CREATE NEW BATHROOM
AND A WINDOW TO THE
FRONT ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity
- Highway Safety and Car Parking

DESCRIPTION OF SITE

The property is a semi-detached house with bay windows with a brick and pebble dash render exterior. Rear and side extensions have previously been added, which include a single storey with dormer gable window and integral garage, which projects forward of the building line to adjoin an entrance porch. The former front garden has been surfaced with tarmac and there are no front boundary features.

The property is situated on the western side of Netherfield Road, a street that rises steeply from the Buxton Road. No.42 and 44, the adjacent semi-detached properties are significantly higher due to the topography, as are the properties on the other side of the street.

PROPOSAL

The application proposes making amendments to the roof profile, on the front and rear elevation, to a previous two storey extension (approved under planning permission HPK/2004/1172). The extension would create a larger floor area at first floor level by extending above the garage, an area which currently a roof void, and adding a new window to the front elevation. To the rear, minor alterations are proposed, removing the existing dormer window and extending above the rear single storey extension create a gable end extension. The first floor extension would facilitate reconfiguration of the existing first floor to create a bedroom to the front of the property with a new bathroom at the rear.

The front elevation of the first floor extension would be setback 0.5m from the existing front building line of the original dwelling. The first floor front elevation is setback 1.5m from the building line of ground floor garage. The new roof pitch would be just over a

0.5m lower the roof pitch of the existing dwelling. The proposed materials are pebble dash render, composite roof tiles and white PVC windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

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

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2004/1172 - Two storey side extension containing garage and kitchen, with bedroom over, to replace existing – Approved on 16/02/2005

CONSULTATIONS

None

Publicity

Site Notice expiry date: 05/01/24
Neighbour consultation period ends: 05/01/24

Public Comments

None received

Parish Comments

No Objection

OFFICER COMMENTS

Principle of Development

The application seeks planning permission for extension and alterations within the curtilage of an residential property. The property lies within the built-up area of Chapel-en-le-Frith which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to facilities and services.

As such, the principle of development is acceptable, subject to a detailed assessed of all relevant planning considerations.

Design

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

Chapter 9 of the Residential Design Guide SPD contains the following guidance relating to domestic extensions and alterations that are relevant to the assessment and determination of this application:

- 9.0 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.
- 9.1 Extensions should be designed so as to be subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.

Chapter 5 of the more recently adopted Design Guide SPD contains further guidance in connection with proposed residential extensions and alterations, with the following paragraphs considered to be relevant:

- 5.5 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.

The proposals will not alter the footprint of the existing property as the alterations will enlarge the first floor floorspace to the front and the rear of the property. It is the visually impact on the proposed alterations to the first floor level that need to be assessed.

The existing side extension was designed to be subordinate to the main dwelling house by not extending full first floor height, but still facilitating first floor use above the garage by having a window to the rear. However, the roof plane above the garage does have a dominating appearance when viewed from the street due to the large extent of roof tiles.

The proposed front elevation to the first floor extension would be in keeping with the original dwelling house but using matching materials (pebble dash render and composite roof tiles). The same materials will be used to the rear.

It is the infilling of the gap/space that needs to be assessed and whether the extension can be considered subordinate to the main dwelling. The proposed extension does attempt to be subordinate to the main dwelling by being setback 0.5m front the first

floor front building line of the original dwelling. It is also setback 1.5m from the building line of ground floor garage and porch. The new roof ridge height would be just over a 0.5m (6985mm high) lower the roof pitch of the existing dwelling (7564mm high) .

To the rear, the roof plane would continue the same roof pitch as the existing roof with a gable pitched being created over the single storey extension. The gable pitched roof would be lower in the height than the existing dormer window and the new rear window would be the same height and style as the existing windows and would therefore be in keeping.

The proposed extensions and alterations are considered an appropriate size and scale and is subordinate to the original dwelling house. The proposals therefore comply with policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels. Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The proposed alterations will change the appearance of property from adjacent neighbour, 42 Netherfield Road. The distance to adjoining boundary is approx. 1.4m, and side elevation to 42 as a further 4m. There is also a distinct difference in heights between the properties, with No.42 being significant higher. There is a retaining wall with fencing above forming the boundary.

No. 42 has a first floor side window, which appears to be a secondary window. As such loss of light is not an issue. The subject property does not have any existing or proposed side windows and therefore overlooking is not anticipated. Sufficient distance will be maintained between the projecting element of the extension to the rear and the boundaries to each side to avoid any breach of the 45 degree line from the windows in the rear elevations of either neighbour. As such, there are no amenity concerns.

Highway Safety & Car Parking

The property has an existing garage and the hardstanding to the front of the property can accommodate up to three parked vehicles. The proposals will not change the number of bedrooms at the property, it is understood to be a 4 bedroom property and it meets the local plan requirement of three car parking spaces.

CONCLUSION / PLANNING BALANCE

For the reasons set out in this report, it is considered that the proposal is an acceptable design and will not result in any adverse amenity impacts. Accordingly the application is recommended for approval.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Rosie Dinnen

Recommendation Date: 08.01.24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council