

DELEGATED DECISION REPORT

HPK/2023/0454
Valid 26/10/2023

**182, NEWSHAW LANE,
HADFIELD, GLOSSOP,
DERBYSHIRE, SK13 2AY**

**TWO STOREY SIDE
EXTENSION, SINGLE STOREY
REAR EXTENSION AND
PAVEMENT CROSSOVER**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity
- Parking and Access

DESCRIPTION OF SITE

The site comprises a semi-detached two storey dwelling and associated residential curtilage which is located within a row of mainly semi-detached properties on the north western side of Newshaw Lane. The property is of stone and slate construction with a hipped roof.

The application site lies within the settlement boundary for Hadfield as defined by the Local Plan policies map. For the purposes of planning policy consideration, the application site is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The application seeks full planning permission for the erection of a two storey side Extension and single storey rear extension. Materials used in construction would comprise stone and slate to match existing dwelling.

The existing ground floor accommodates a WC, kitchen and lounge, there have been no previous additions to this property. It is proposed to extend out the footprint to the rear with a single storey extension to create an enlarged open plan kitchen/dining space to serve the host dwelling. In addition a two storey side extension is proposed to provide separate self-contained living accommodation for a relative.

The two storey side extension is self-contained, it is an annexe, not a separate dwelling — it might be self-contained, but this living space must be part of one home occupied by one, possibly extended, family unit; the applicant accepts the need for a condition to tie occupancy to persons related to or visiting the residents of the host property, justified due to the character of the area and plot size.

The design has been amended to a hipped roof, as opposed the originally submitted gable end proposal.

The number of parking spaces has been reduced to two, as the originally proposed four spaces did not allow for easy or safe manoeuvring, would open up the frontage and adversely impact on the amenity of immediate neighbours due to the proximity of the spaces to habitable ground floor rooms.

There is currently no off street car parking, the proposed driveway will require highways approval for a dropped kerb.

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
S5 Glossopdale Sub-area Strategy
EQ6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2023)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recorded planning history.
Permitted Development Rights remain intact.

CONSULTATIONS

Publicity

Site Notice expiry date: 6/12/2023
Neighbour consultation period ends: 28/11/2023

Public Comments

No comments received

Town / Parish Comments

No comments received

Highways Authority

No objections to the proposed extension or parking provision in principle. The four parking spaces do not work in terms of allowing safe vehicle movements – with spaces 3 and 4 are inaccessible if spaces 1 or 2 are occupied; space 4 would be difficult to access regardless. Applicant to be made aware the necessity to seek permission for works to the highway and that the access will need widening to serve parking space number 1.

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies Hadfield as one of the larger villages within the sub area where there is support in principle for a range of developments including housing and employment related proposals. 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, drainage, 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 Council's Design SPD outlines the Council's expectations in respect of design and states that 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 proposed single storey extension will be added to the rear elevation of the existing dwellinghouse, and this element would be considered permitted development, however it extends across the rear of the proposed two storey side extension, creating a wraparound that triggers the need for permission. Both extensions will be constructed of materials to match the host dwelling.

The originally submitted plans proposed a gable end to the roof of the two storey extension, these plans were amended to a hipped roof. It was suggested by the officer that the roof should be stepped down to a height below the main roof apex. The applicant pointed out the extension on the other half of this semi-detached property, was granted a two storey extension without a step down. For consistency it

was agreed that on this occasion, given the context, a step down may not be appropriate.

The proposed two storey side extension is similar in terms of size and roof design to the extension that was added to the other half of this semi (HPK/2019/0482). That approval comprised a hipped roof as a continuation of the existing roof and to the same height as the existing ridge apex (the difference being that this also had a forward projecting element). The front wall of this extension steps behind the principal elevation of the existing dwelling, to differentiate it from the original dwelling and serves to create a subordinate addition.

The overall scale and design of the proposal, whilst not strictly subordinate to the host dwelling does achieve a sympathetic addition to the dwelling and reflective of the pair of semi-detached houses and the wider character of the area.

The extensions will not cause adverse harm to the character and appearance of the streetscene.

The design and materials of the proposed extensions will complement the existing dwellinghouse and will not appear visually prominent within the street scene. It is for these reasons that the proposed extension will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

Amenity

High Peak Local Plan Policy 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 local character and amenity.

With regard to the relationship with No.180 Newshaw Lane, the proposed extensions will not harm the amenity of these occupants. They will see the single storey extension to the rear, but the two storey extension is set well away. No side windows are proposed facing this dwelling. There are 2 kitchen windows in the rear elevation of the property. The single storey extension may cause some overshadowing of these windows and conflict with the 45 degree rule. However, a similar extension could be constructed in this position under PD rights particularly as no neighbour objection has been received. The extension is single storey and of limited projection and a refusal on amenity grounds would not be sustainable on this basis.

Similarly the occupants of No.184 Newshaw Lane will see the side of the extensions, but with no additional first floor windows facing them and given the generous separation distance between the dwellings, there will be no harm to the amenity of these occupants.

On visiting the site it was evident that there would be no visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution, or other adverse impacts on local character and on the amenity of neighbours.

CONCLUSION

It is considered that the development proposed has no adverse impact on the public realm and does not harm the amenity of neighbours.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 10.1.2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council