

DELEGATED DECISION REPORT

HPK/2023/0523
VALID 01/12/2023

HORWICH LODGE, ECCLES
ROAD, WHALEY BRIDGE,
DERBYSHIRE, SK23 7EW

REBUILD AN OUTBUILDING
AND LINK EXTENSION
CONNECTING IT TO THE
HOUSE (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Impact on Highway Safety
- Impact on Biodiversity

DESCRIPTION OF SITE

The application relates to a two storey detached dwelling and associated outbuilding which is located within the countryside as defined by the Local Plan policies map. The outbuilding is sited at a higher land level than the dwelling. The surrounding area is predominantly agricultural with a small number of dwellings within the area. The site is accessed via a lane off Eccles Road. Public Rights of Ways Whaley Bridge 42 and 45 are adjacent to the site.

PROPOSAL

This application seeks permission to demolish and rebuild the outbuilding, to be used for habitable accommodation and the construction of a link extension between the dwelling and outbuilding.

The outbuilding would be constructed, broadly, on a like for like basis with regard to its height and width. The depth of the building would be increased. The scheme also includes some alterations to the elevational treatment, albeit materials would be reused in the proposed rebuild or like-for-like where new materials are required.

The extension would have a dual pitched roof and be constructed from stone and slate. A glazed corridor is proposed with aluminium framework.

The proposals would provide a living room/sun room with the extension and a living room, study, bedroom and en-suite within the rebuilt outbuilding.

Planning permission was approved for the conversion of the outbuilding to habitable accommodation, and the provision of a link extension under application HPK/2022/0550. The proposals would be of a similar scale and design to that extant planning permission.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S6 Central Sub-area Strategy
- EQ2 Landscape Character
- EQ3 Rural Development
- EQ5 Biodiversity
- 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 Places
Section 15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0550 - Conversion of an outbuilding and link extension to connect to the house – Approved – 14/04/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 25/01/24
Neighbour consultation period ends: 04/01/2024
Press Advert: N/A

Public Comments

Two letters of representation received.

One letter of objection on following grounds:

Object as they attempt to join two separate and very different buildings into one;
Mish mash of design.

The lodge was presumably the gate lodge to Horwich House

The old barn to the north is of a different age, purpose and building style.

The only connection between the two is their relative proximity.

Both buildings have their own individual history, ignored by these proposals.

The lodge in particular is of a style now rarely seen;

hope it remains exactly as is and not very different to how it was built;

Surprised the lodge has not been listed.

One letter of support on following grounds:

In the original application we objected to a window that would have looked directly into our bedroom (and vis versa), and drew attention that this application was not to be a stepping stone to the creation of two semi-detached houses.

The new application appears to allay those two concerns: the window in question is now required to be opaque, and the removal of a side door reduces the likelihood of it becoming two properties.

As for the requested modest increase in footprint of the barn, then provided any newly required stone is closely matched (including matched mortar) to the existing (traditional) stonework, then we don't see this as posing any issues to the heritage of the area, nor do we see it as creating something inappropriately sized. As such, we no longer have objections to the development and are now supportive of it

Town / Parish Comments

None received

Derbyshire Wildlife Trust

None received (comments to previous application remain relevant).

DCC Highways

It is considered that the application will have no detrimental highway impact and on that basis there are no highway authority objections to the application.

OFFICER COMMENTS

Principle of Development

The application proposes the rebuilding of a barn for habitable accommodation and an extension to the dwelling to link to the new outbuilding. The site lies within the open countryside as defined by the Local Plan policies map. The site also lies within the Central Sub-Area of the Local Plan.

Policy EQ3 relates to rural development and states that extensions to existing dwellings may be acceptable provided that it is subsidiary to the building and do not have an adverse impact on the character of the landscape.

Planning permission remains extant for the conversion of the outbuilding to habitable accommodation. While not determinative to the principle of the proposals the applicants have provided some explanation on why that scheme poses issues. Investigative works have established that significant structural works would be required including the underpinning of the footings. As such, the applicants are of the view that the rebuilding of the structure would be more feasible than implementing the extant permission.

The existing building is an incidental structure to the main dwelling and, as such, forms part of the established planning unit. There would therefore be no in principle objection to its replacement provided that the effect on the landscape is acceptable, as required by Policy EQ3.

The principle of the proposed development is therefore considered to be acceptable subject to the impact on the landscape, amenity, highway safety and the impact on the public right of way network.

Design Considerations

The application site is located within a rural area where policy EQ3 requires development to not have an adverse impact on the landscape. Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

Further guidance for extensions is contained within the High Peak Residential Design Guide SPD (2005), and the Design Guide SPD (2018).

The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension results in a dwelling which is well designed in itself. Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house.

The Design Guide SPD (2018) at 5.5 states that extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing. At 5.15 the SPD states that the guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained.

The NPPF also seeks to deliver high quality design in development and, at paragraph 139, states that development which is not well designed should be refused.

As identified previously, planning permission has been granted for an extension to the dwelling and the conversion of the existing outbuilding to primary habitable accommodation. That permission remains extant and is a material consideration in the determination of this application.

The proposed rebuilt outbuilding would have a larger footprint than existing, with an increase in depth proposed, albeit the overall increase in footprint is modest. Notwithstanding this, the extent of built form in terms of heights and width facing the

public highway would be as previously granted. The modest increase in scale of the outbuilding is not considered to be significant and could be carried out without causing undue harm to the overall character and appearance of the landscape.

The two main openings within the front elevation would be reintroduced in the same location following the previously approved design approach and, would be respectful to the original structure. New openings proposed to the rear are considered to be appropriately designed and would not appear alien or incongruous. The scheme is proposed to be rebuilt utilising materials reclaimed from the existing structure with any new materials being like for like. The use of materials and design of the rebuild is considered to be appropriate and would not be harmful to the character of the landscape.

The proposed extension, which would link with the converted outbuilding, would be single storey and constructed from materials to match the existing dwelling. The extension would remain subservient to the host dwelling, which would remain the dominant element of the dwelling as extended.

Visually, the scale of the extension is appropriate as a link between the existing two structures with a visual hierarchy retained, and respects the land level changes. Ground works are proposed within the garden to the rear of the buildings through the creation of terraces, to make better use of land level changes. While the existing parking area would be widened to increase off street parking at the site.

The concern of third parties is noted, however it is not considered that there are design grounds to resist the development. The proposed works are largely similar to a previously approved permission which is a material consideration.

Subject to the use of appropriate materials, as proposed, the development is considered to be of an acceptable design.

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 relationship between the application site and the dwelling opposite (Sunart) would be similar to that previously approved. Windows would be no closer, albeit the first floor en-suite window to the front of the property is proposed to be obscure glazed. This would therefore provide an improvement to the facing relationship compared to the extant permission.

The proposed new built form is single storey and would be sited sufficient distance from neighbouring properties to not give rise to any harm to through overbearing, overshadowing or loss of daylight.

It is acknowledged that the converted building would be sited immediately adjacent to a lane and PROW and as such users of such routes would have visibility into the

building at ground floor level. It is not considered that such a relationship is uncommon and would not result in an adverse level of amenity for future occupants of the building.

Highway Safety/Impact upon PROW

The extension results in an uplift of bedrooms within the property which would place additional demand for off street parking at the site. The scheme proposes the widening of the existing parking area to provide an additional off street parking space, which would be sufficient to accommodate the demand arising from an additional bedroom.

Immediately adjacent to the site is are two Public Rights of Way (Whaley bridge 42 and 45). The proposed works do not encroach onto these routes, however, it would be necessary to include an informative on any permission to ensure that the developer is aware that the PROW's remain unobstructed throughout construction.

Impact upon Biodiversity

Policy EQ5 'Biodiversity' advises that biodiversity and ecological resources should be conserved. It states that development will not be permitted which would have an adverse impact upon protected species.

The application has been supported by the necessary ecological survey to consider the impact upon protected species and/or their habitats. The survey is the same as the one provided in the extant permission, which was reviewed by DWT. DWT were satisfied that the development would not have an impact on protected species or their habitats subject to the imposition of condition for a precautionary building inspection before works to the outbuilding commence. Such a condition would remain necessary for the revised scheme.

A condition is also required to provide ecological enhancements, through bat and bird boxes, which would help to deliver ecological net gain.

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: 25/01/24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council