DELEGATED DECISION REPORT

HPK/2023/0450 **Valid 23/10/2023**	**10 FERNILEE CLOSE** **NEW MILLS**	**SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Residential amenity
- Car Parking

DESCRIPTION OF SITE

The site comprises a mid-terrace two bedroom property situated on Fernilee Close, a small cul-de-sac of properties. The site is situated in an elevated location and the row of five terraced properties are stepped away from Mellor Road. The property has an existing conservatory to the rear. The site backs on to Whitle Road and its rear boundary is formed by a brick wall and timber fencing above. It is located in a residential locality in New Mills.

PROPOSAL

It is proposed to remove the existing conservatory to the rear and constructed a single storey rear extension. The proposed extension is 3.6m wide and 3.5m deep with a 2.8m high flat roof. The proposed materials are brickwork would match existing and rubberised membrane for the roof.

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

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 16.11.23
Neighbour consultation period ends: 16.11.23

Public Comments
None received

Town / Parish Comments
No Objection

Derbyshire County Council Highways
No Objection

OFFICER COMMENTS

Principle of Development

The proposed extension will replace an existing single storey conservatory in a similar position to the rear of the property. The proposed extension is slightly larger than the existing conservatory and as it is over 3m deep (3.5m) planning permission is required.

The extension will facilitate a ground floor bedroom which will be accessed from the living room. It will be used by the applicant's daughter who has special needs and currently has to share a bedroom with a sibling. The plan illustrates that the bedroom would facilitate a 1500mm turning circle for a wheelchair. The application submission includes a copy of a Derbyshire Adaptation Partnership Request Form which outlines why the extra bedroom is required at the property.

Design

The main change between the existing conservatory and the proposed single storey extension is it will be slightly longer and wider. It will be positioned slightly off-centre, and closer to the boundary of No.8, to enable a new rear window to be installed to the Living Room. The existing conservatory has a hipped roof, which is 2m to eaves and 2.5m to the ridge. The proposed roof will be flat and 2.8m high. The brickwork would match existing.

The proposed extension isn't much larger than what could be allowed as permitted development.

The siting, scale and proposed materials are considered appropriate and accord with requirements of policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

Amenity

The proposed single storey extension will be closer to the boundary of No. 8, approx. 100mm from the shared boundary, a 200mm wall forms the boundary between properties. However, due to the stepped design of terrace, No.8 is located in a higher elevated position. The extension is approx. 1.2m from the boundary with no. 12 and the plans indicate that existing retaining wall and fence boundary between the two properties will be replaced. A window is proposed on the eastern elevation towards no. 12 but being single storey it will look directly at the shared boundary fencing, so no overlooking would occur. French doors are proposed on the southern rear elevation which are orientated down the garden.

As such there will be limited change from the existing situation in terms of proximity to neighbouring properties and as the extension is single storey the residential amenity implications are minimal.

The application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Highway Safety

The proposals will result in the property increasing in size from a two bedroom house to a 3 bedroom house. Local Plan policy CF6 seeks 2 parking spaces for a 3 bedroom house. Currently, Fernilee Close has limited car parking opportunities and streetview images shows a small car parked at the front of the property. There is also a row of three single garages in the close but it is unclear which properties these belong to.

A ginnel provides a pedestrian route from Fernilee Close to Whitle Road and it is evident that cars park on street, behind the Fernilee Close properties, and on the opposite side of the road, adjacent to the local park.

However, the additional bedroom is at ground floor and is specifically required for the applicant's young daughter . It is also noted that as a temporary measure one of the existing bedrooms has already been sub-divided. As such it is not considered that the proposal will in practice increase the parking demand at the property. Any overspill parking would be on to a lightly trafficked cul-de-sac and would not impact on highway safety.

County Highways were consulted on the application to establish their views on highway safety and they raised no objection. However, in this situation it is clear that special circumstances exist to warrant the extension, notwithstanding the car parking standard conflict, as it will enable the applicant's daughter to have their own bedroom.

CONCLUSION / PLANNING BALANCE

The proposal will not result in any adverse amenity impacts and is an acceptable design. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen
Recommendation Date: 31.01.24

X B.J. Haywood

Signed by: Ben Haywood

On behalf of High Peak Borough Council