

DELEGATED DECISION REPORT

HPK/2023/0539
Valid 19/12/2023

3 HOMESTEAD WAY
CHAPEL-EN-LE-FRITH

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

3 Homestead Way is a detached dwelling modern construction. Constructed of stone and concrete tiles. The dwelling has a two vehicle driveway and integral garage providing parking for a third vehicle.

To the rear the rear there is a raised decking area leading on to the garden area. the side boundaries are finished with 6ft fencing. The rear boundary has mature hedgerows in front of a wire fence.

PROPOSAL

It is proposed to install a single storey rear extension to create an study. The extension will come out by 3.23M and be 3.12M wide. The extension will have a pitched roof, and be finished in stone and concrete tiles to match the host dwelling. The rear wall of the proposed extension will have a small rear window.

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
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/9268 25 No. Two Storey Dwellings And Associated Works APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 30/01/2024

Neighbour consultation period ends: 11/01/2024

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

Environmental Health

None received

Derbyshire County Council Highways

None received

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Chapel-en-le-Frith. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable 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 extensions appears small in scale compared to the host dwelling. The proposed roof is pitched in the opposite direction to the host roof to accommodate internal head room. However as a pitched roof is favourable to a flat roof this is considered acceptable. The proposed rear window matches that of the existing first floor window above.

Overall there are no design concerns.

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 proposed extension has no side facing windows, creating no privacy concerns. The proposed rear window faces the side elevation of 10 Burdekin Close. The rear boundary between the application site and no.10 is made of mature hedgerow. As such while the separation distance is significantly below the recommended 21M the existing boundary treatment allows for amenity to be maintained.

The application site is set slightly in front of neighbouring property No.1. As such the proposed extension will cover part of their side elevation. Light will be blocked to an obscure glazed side facing window of no. 1. However, as this window is obscure glazed it is assumed it serves bathroom, as such there will be no impact upon amenity to this window.

The proposed extension will not breach the 45 degree angle from a rear door on no.1. The extension will cover a 33 degree angle, sufficiently below the guidance. As such no loss of light will occur. The extension is set well away from the boundary to the other side

Overall 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.

The proposal will not impact upon existing parking provision at the application site. The proposal will also not increase demand for off-street parking at the application site. As such there are no highway safety concerns.

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: 6th February 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council