

DELEGATED DECISION REPORT

HPK/2023/0542
Valid 15/12/2023

152 MANCHESTER ROAD
CHAPEL-EN-LE-FRITH

2 STOREY REAR EXTENSION,
FIRST FLOOR SIDE
EXTENSION AND RAISED
PATIO

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential amenity

DESCRIPTION OF SITE

The property comprises a detached property set in a spacious plot on the north side of Manchester Road in Chapel-en-le-Frith. The property has a stone/brick appearance with a hipped roof, a single garage with a mono pitch roof is attached to the house. The property is setback from the main road and has a double width driveway and a long rear garden which overlook countryside. The site is within the settlement boundary for Chapel-en-le-Frith.

The garden backs onto open countryside and there is an existing raised patio and retaining wall adjacent to the rear of the property.

PROPOSAL

The application proposes a two storey rear extension, first floor side extension and raised patio. The extension would facilitate an extra sitting area at ground floor and a bedroom and en-suite above. The first floor extension is an L shape which will also extend the width of the garage. The ground floor extension is 2.8m deep and 4.2m wide and adjoins the garage and utility area. The first floor extension is the same dimension with the addition of 9 sq.m above the garage.

It is proposed to remodel the existing raised patio. The existing patio extends 2m from the rear of the property (as measured from the rear from the utility) it is proposed to extend this to 4.4m (from the utility wall), extend the steps and keep the western end of the patio as existing.

Revised plans were submitted during the course of the application, the Agent had submitted the wrong drawings which didn't include the additional en-suite dressing room area above the garage. Neighbours were reconsulted.

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

HPK/0002/5573 - Single Storey Extension To Form Garage To Replace Existing Garage-
Approved 15/07/1987

CONSULTATIONS

Publicity

Site Notice expiry date: 01.02.24
Neighbour consultation period ends: 01.02.24

Public Comments

Non received

Town / 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 two storey rear extension would have a hipped roof which is 6.5m to the ridge and 5m to eaves, matching the existing eaves, and have a slate tile roof covering. Large windows/doors are proposed on rear elevation and two windows are proposed at ground and first floor level on the side elevation of the rear extension.

The side extension, which adjoins the rear extension, it has a hipped roof and adjoins the rear extension's hipped roof. Windows are proposed to the front and rear of the side extension.

The materials would match the existing stonework and slate roof tiles.

It is proposed to remodel the existing raised patio to accommodate the extension and relocate the steps. It is proposed to extend this to 4.4m (from the utility wall), extend the steps and keep the western end of the patio as existing.

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 site benefits from being detached property which is located centrally within a spacious plot therefore the potential for any residential amenity impacts on neighbouring properties are potentially minimised. The closest property is 150 Manchester Road which is approximately 7m away (side elevation to side elevation) and there is a detached garage and driveway in-between. No. 150 has windows on their side elevation but due to the generous spacing between the dwellings it is not considered that the proposal would have any overbearing or overshadowing impacts. There will be no windows on the proposed new side extension to overlook no. 150.

No. 154 Manchester Road adjoins the property on the western side and the properties are approximately 5m apart. Both the subject property and the No. 154 have first floor windows on their side elevation. The rear extension is orientated to the north eastern side of the property, closer to the boundary of No. 150 but a window is proposed at first floor level of the rear extension and ground floor level. The new side windows will be 6m to the shared boundary and the extension is beyond the rear building line of 154 Manchester Road. The boundary treatment between properties is a mix of 6ft fencing and tall shrubs which will prevent overlooking at ground floor level. Given that the proposed window is a secondary window to the bedroom, it is considered that an obscured glazing condition would be reasonable.

Sufficient separation will be achieved to the boundary to avoid any loss of light to side or principal rear windows of the neighbouring dwelling or any breach of the 45 degree rule

The existing raised patio will be remodelled to accommodate the extension. Given there is already a raised patio to the rear of the property it is not considered that this will change the current situation significantly.

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 property has an existing garage and extensive double width driveway to the front of the property can accommodate more than three parked vehicles, as site visit photographs illustrate.

The application is therefore considered to be acceptable having regard to LP Policy CF6 and paragraph 110 of the NPPF.

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: 27.02.24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council