

DELEGATED DECISION REPORT

HPK/2023/0527
Valid 03/01/2024

BEECHWOOD BRIDGE
STREET
NEW MILLS

REPLACEMENT OF EXISTING
GARAGE DOOR AND FIRST
FLOOR BEDROOM WINDOW
WITH DOUBLE STOREY
CURTAIN WALL SYSTEM.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity
- Car Parking

DESCRIPTION OF SITE

Beechwood is a modern split level detached property. It is brick with some render on the ground floor elevation. It was a single storey property which has subsequently had a two storey gable extension has been added on the north elevation. The property is setback from the road and has a gated entrance.

It is one of a few modern properties in an area otherwise characteristic by Victorian properties. It is not within a conservation area.

PROPOSAL

The application proposes the replacement of existing garage door and first floor bedroom window with double storey curtain wall glazing. It currently has a single garage and casement window above. It is proposed to render around the new window. The plans also show some fenestration changes to the rear and the side elevation of the front section of the property.

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

Historic permissions - the most recent HPK/003/3100 – Alterations and Extensions to provide Bedroom Toilet and double garage – Approved 17/01/94

CONSULTATIONS

Publicity

Site Notice expiry date: 05/02/24

Neighbour consultation period ends: 05/02/24

Public Comments

None received

Town / Parish Comments

None received

Derbyshire County Council Highways

No Objection

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations within the curtilage of a residential property that lies within the built-up area boundary of New Mills. New Mills is identified as one of the larger Market Towns at the top of the settlement hierarchy under Local Plan Policy S2 where there is a focus for new housing and economic growth.

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 s number of sustainability principles which all new development proposals should incorporate in order to protect, and where possible enhance the environment.

LP Policy EQ6 state 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 alteration's 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 house, the 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 Design Guide SPD contains further guidance regarding residential extensions and alterations:

5.5 *All extension 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.*

Paragraph 139 of the NPPF state that development us bit well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The property has been significantly extend from when it was originally built with a two storey element added to the side and the front addition to form a double garage which has since been converted into additional living space. It is a unique property and its form and design has an ad hoc appearance with no overriding character or special features. The surrounding character is predominantly Victorian properties but the property is modern and wasn't designed to complement its surrounding character.

The proposed alteration for a large glazed window (curtain wall) is unusual but not completely incongruous with building given its lack of overall character or distinctive feature therefore it is considered the building can accommodate this change without detriment.

Views into the site are limited to the glimpses through the gated entrance between mature beech hedging.

The proposal are considered acceptable in design term and 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 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 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The property is set back approximately 15m from the road and the distances between the properties on the opposite side of the road is approximately 30 metres with road in between. No volume is to be added to the building and the proposed fenestration changes will not cause any greater overlooking than the existing situation. Therefore the proposals will not result in any adverse impact on residential amenity and comply 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 proposal would involve the loss of garage space and the property has previously converted an existing double garage. Nevertheless, the property has extensive hard paving to the front which can accommodate the parking of several vehicles.

County Highways were consulted and raise no objection on highway grounds.

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

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: 27.02.24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council