

DELEGATED DECISION REPORT

HPK/2023/0444
Valid 09/01/2024

10 THE OLD VICARAGE
CHURCH STREET
TINTWISTLE

PROPOSED SINGLE STORY
PORCH EXTENSION AND
REPLACEMENT OF DETACHED
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage – conservation area
- Design

DESCRIPTION OF SITE

10 Church Street, as known as 'the Old Vicarage' is an end terraced dwelling. The application property is a two storey, traditional, coursed stone built dwellinghouse with a roof of natural stone slabs. The dwelling is set in a significant plot, set back from the main highway, accessed via a long driveway. The dwellinghouse is orientated so that the front/principle elevation faces away from Church Street, so that the rear faces the driveway and road. There is an existing detached garage located to the eastern side of the curtilage. There is ample space in front of the principle elevation and garage for 4 vehicles and turning space.

To the West and South of the application site is the Recreation Ground off Sexton Street. To the right of the application site is the grade II Listed Church grounds and associated grave yard. There is a historic pedestrian path leading through the church yard which provides access to the application site.

The site is located within the built-up area boundary and Tintwistle Conservation Area. Two trees on the eastern boundary, appearing to fall within the grounds of Christ Church fall under the Tree Preservation Order.

PROPOSAL

Planning permission is sought for a replacement porch and a replacement garage.

The existing porch will be removed and replaced with a new porch of stone and slate. Revised plans demonstrate a porch of 1.35M by 2.7M. The porch will be of a dual pitched roof with glazed doors. A narrow window will be located on either side of the porch.

The existing garage will be replaced with a garage of like for like proportions. Where the existing garage is finished in pebble dash render the proposed garage will be finished in timber cladding.

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
EQ 6 Design and Place Making
EQ7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12
Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Hpk/2021/0539 – Proposed single storey porch extension, construction of detached garage and shed REFUSED 21/01/2022

CONSULTATIONS

Publicity

Site Notice expiry date: 27/02/2024
Neighbour consultation period ends: 01/02/2024
Press Advert: 08/02/2024

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection

HPBC Conservation Officer

08/02/2024 – Objection

- Scale of porch too large

20/02/2024 – No Objection

- Subject to conditions

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Tintwistle. The above development is considered to be a moderate scale, and is therefore acceptable in principle subject to consideration of the following policy.

Design and heritage

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.

Section 16 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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.

P Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

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 size of the posed porch was reduced via revised plans following comments from the HPBC Conservation Officer, whom has no objection to the revised scheme. The proposed porch is in keeping with the porch to which it will replace, leading to no harm to the wider conservation area. The proposed porch therefore also creates no design concerns.

The existing garage will be replaced with a detached garage in the same location, of a size matching that of the existing garage. However, the proposed garage will be finished in a timber cladding. While timber cladding is not characteristic of the high peak, no objection has been raised by the conservation officer. The garage will appear visually as a timber shed like outbuilding in a domestic curtilage.

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 proposed garage will be in the same location as the existing and be of the same scale. As such this presents no amenity concerns. The proposed porch is in the same location as the existing, and will not overlook any nearby residential properties due to its position.

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 increase the demand for off-street parking at the application site. The existing garage will be replaced, but no change will be made to the existing off-street provision. 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: 5th March 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

