

DELEGATED DECISION REPORT

HPK/2023/0557
Valid 02/01/2024

**20, ORCHARD ROAD,
WHALEY BRIDGE,
DERBYSHIRE, SK23 7AQ**

**PROPOSED SINGLE STOREY
REAR EXTENSION AND
DORMER LOFT CONVERSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact
- Neighbour amenity

DESCRIPTION OF SITE

The application site lies within settlement boundary for Whaley Bridge as defined by the Local Plan policies map. The site comprises a semi-detached dwelling which is located within a predominantly residential area. The dwelling has a gable tiled roof, and brick walls. Parking is provided to the front of the dwelling while amenity space is located to the rear.

The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

This application proposes the construction of single storey extension that spans across the rear elevation, stepped off the shared boundary. The proposal includes a loft conversion with installation of a gable end window and roof dormer within the rear elevation. The dormer will be flat roofed. There will be one small rooflight in the front elevation.

The proposals would also include internal alterations, and the proposals would create a larger kitchen/day room and WC at ground floor. Within the roof space the development would add a further bedroom with en-suite.

The proposed palette of material finishes will match the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development

S2 Settlement Hierarchy

EQ 6 Design and Place Making

CF 6 Accessibility and Transport

Supplementary Planning Document

Residential Design SPD2 Adopted December 2005
High Peak Design Guide Adopted February 2018

National Planning Policy Framework

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recorded planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 2/02/2024
Neighbour re-consultation period ends: 29/01/2024

Public Comments

No comments received during the determination period

Town / Parish Comments

No comments received during the determination period

DCC Highways

No highway safety objections

OFFICER COMMENTS

Principle of Development

Within the settlement boundary there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, and parking provision.

Design & Visual Impact

Policy EQ6 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and sense of place. Section 12 of the NPPF places great importance on good design and states that good design is a key aspect of sustainable development.

The proposal is to add a rear dormer across the rear roof plane. A first floor window will be inserted in the gable end, this will serve the stair leading to the bedroom.

Rear dormers are not usually supported, however with the material finish changed from composite finish to hanging tiles, it being positioned 23cm from the eaves and it's massing being less than 50m³, it is considered that this dormer is permitted development. Therefore a refusal on design grounds could not be sustained.

It is considered that the rear extension would not unduly compete with the host dwelling and is acceptable.

With regard to the effect on the surrounding area, a number of properties have been Extended, with extensions of varying design and appearance.

The use of materials to match the existing is deemed to be appropriate.

The overall design of the proposed development is considered not to be detrimental to the character and appearance of the area – according to policy EQ6 of the Adopted Local Plan.

Amenity

The proposed gable window and rear dormer in the loft conversion would provide windows to the side and rear roof elevations of the property, similar to the current fenestration arrangement at first floor. In terms of any potential to overlook the neighbouring gardens, the status quo remains unchanged.

The proposed first floor side gable window will be situated at the top of the stair and as such not part of the habitable part of the bedroom in the loft, with the main amenity windows overlooking the rear garden. There is no unacceptable conflict with policy EQ6 of the Adopted Local Plan.

The single storey rear extension looks out over the existing rear garden. Existing garden boundary planting and separation distances protects the amenity of neighbouring properties.

In addition to the dormer a rear single storey lean-to extension would span across the rear elevation and project by 3.5m (3m being permitted development). Potentially the extension would contravene the 45 degree rule however consideration is given that a 2m high fence could be erected to part screen, but also the neighbour has not objected and as such theoretically the principle of a larger extension is acceptable.

The amenity of occupants of the neighbouring properties is not considered to be adversely affected by this proposed development in terms of loss of light or overlooking.

Overall, the proposal represent a development which maintains a high standard of neighbouring amenity and accord with location & national planning policy in this regard.

Highway Issues

The application proposals would result in an uplift of bedrooms from 2 to three. The site would retain sufficient off street parking, no highway safety issues are anticipated.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 28.2.2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council