

DELEGATED DECISION REPORT

HPK/2023/0543
Valid 16/01/2024

STUBBINS LEA STUBBINS
LANE
CHINLEY

DEMOLITION OF EXISTING
CONSERVATORY. NEW
SINGLE STOREY SIDE
EXTENSION, WITH INTERNAL
ALTERATIONS TO INCLUDE
NEW ROOFLIGHT TO THE
REAR.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The dwelling known as 'Stubbins Lea' is a detached dwelling house located on Stubbins Lane, on the junction with an unnamed road leading to a neighbouring farm. The application site is a two storey stone dwelling with timber sash windows and slate tiled roof.

The dwelling has previous single storey element including a conservatory, and garage. The site has off street parking for one vehicle to the front of the dwelling house, there is also an off-street parking area to the rear of the curtilage providing off-street parking for a further 2 vehicles.

The application site is located within the greenbelt.

PROPOSAL

Planning permission is sought to replace the existing conservatory. The conservatory is located to the side of the dwelling and makes up part of the principle elevation. The conservatory will be removed and replaced with an extension of a similar footprint.

The proposed extension will be approx. 4.5M by 4.5M in footprint with an area of 14.03 metres squared, replacing the conservatories existing 4.5M by 3.2M with an area of 11.62 metres squared.

The extension will have a dual pitched roof, revised plans introduce a skylight onto the rear roof elevation of the extension. The doorway to the proposed extension will be set in from the principle elevation of the host dwelling. a front facing window will be included of a 4 pane style. A side facing single panes window is also proposed.

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 4 Green Belt Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making
Section 12 Achieving well-designed and beautiful places
Section 13 Protecting the Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 05/03/2024
Neighbour consultation period ends: 07/02/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

Environmental Health

N/A

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application site is within the Green Belt. Paragraph 154 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. LP Policy EQ 4 states that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy. As such must be determined if the proposal is considered appropriate development for within the Green Belt.

NPPF Paragraph 154 (c) states that the extension or alteration of a building is considered appropriated development provided that it does not result in disproportionate additions over and above the size of the original building.

No planning history can be found for the existing single storey side elements. However, the rear single storey outrigger to which the proposal will be attached appears to be an original part of the dwellinghouse. The total volume of the original dwelling is approx 848.6 M³. 30% of this is 254.58 M³. The existing garage amounts to an addition of 95.8 M³ and the existing conservatory amounts to an addition of 43.56 M³. The proposal will remove the conservatory and replace this with an addition of 73.2 M³.

Therefore the new extension, combined with the previous garage extension amounts to a 19.9% extension of the original dwelling. This is considered to be within the 30% extension which would be considered acceptable for a dwelling within the greenbelt. The proposal therefore complies with NPPF para 154(c), and is acceptable in principle. The application must be further assessed again a number of relevant policies.

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 proposed extension will replace an existing conservatory with a stone and slate extension, matching the character of the host dwelling. The extension will have a pitched roof sympathetic of the host dwelling.

Revised plans introduce a 4 pane window to the proposed front elevation. The host dwelling features a variety of window styles, ranging from 6 pane sash window to single pane casement windows. the combination of 4 paned and single paned windows on the proposed extension are therefore in keeping with the variety of windows types found on the host dwelling.

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 property has approx 6ft boundary treatments, of a combination of stone walls and hedgerows. This will enclose the proposed extension to prevent an overlooking, privacy and overshadowing concerns in regards to neighbouring dwellings. As such the proposal presents no amenity concerns.

Highway Safety

The proposed extension will not impact upon the existing provision of off-street parking at the site. Furthermore it will not increase demand for parking at the dwelling. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of greenbelt, 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: 11th March 2024

X B.J.Haywood

Signed by: Ben Haywood

On behalf of High Peak Borough Council