

DELEGATED DECISION REPORT

HPK/2024/0020
Valid 30/01/2024

4 RIVER SETT COTTAGES
HYDE BANK ROAD
NEW MILLS

SINGLE STOREY EXTENSION
TO REAR TO FORM
CONSERVATORY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity
- Flood risk

DESCRIPTION OF SITE

The property is a new build mews property situated in the Salem Mill redevelopment. It occupies a corner plot to the north east of the development and the rear garden wraps around the property. The site is just outside, but adjacent to, the New Mills Conservation Area boundary.

PROPOSAL

The application proposes the erection of a conservatory on the eastern side of the property. The extension measure 2.6m deep by 5m wide and 3.6m to the ridge and 2.4m to the eaves. The proposed materials are grey PVC with a buff facing brick.

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/2010/0272 – Conversion of existing 4 storey former mill buildings into 6 apartment and erection of 9 new mews houses following the redevelopment of the remaining part of the site at Salen Mill, Hyde Bank Road, New Mills - Approved 01/01/2010

CONSULTATIONS

Publicity

Site Notice expiry date: 04.03.24
Neighbour consultation period ends: 04.03.24

Public Comments

None received

Town / Parish Comments

None received

Derbyshire County Council Highways

No objection

DCC Flood Team

Only commenting to major development proposals currently.

OFFICER COMMENTS

Principle of Development

Condition 8 of HPK/2010/0272 removed permitted development rights for classes A, B, C, D, E, G or H and therefore planning permission is required for the proposed extension which would otherwise be considered permitted development. The permitted development rights were removed so that the Local Planning Authority could control future alterations to the property. Several of the properties in the development have very small gardens. However, no. 4 benefits from being a corner plot and has gardens on two sides.

The proposed conservatory is modest in scale and considered an appropriate addition to the property. It will also leave the property with sufficient private amenity space. Moreover, on the eastern side of the property the land banks up considerably from the house and the garden has been terraced with a retaining wall. Therefore this part of the garden is less usable than on the northern side.

Design

The conservatory is modest in size and scale and is subservient to the dwelling house. It would have been permitted development had the PD rights not been removed. The proposed materials will be dark grey PVC which matches the windows of the property.

The siting, scale and proposed materials are considered appropriate and accord with requirements of policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

Amenity

The proposed conservatory is close to the boundary with no. 5 River Sett Cottages, just 150mm from the adjoining boundary. However, there is currently a 1.8m fence at the adjoining boundary with a small shed on the applicant's side, which will be removed. The proposed conservatory is 2.4m to eaves and it will have a solid wall to the neighbour's boundary and therefore the privacy of the neighbouring property is preserved. Being located to the north of the neighbour no overshadowing will occur. The window glazing and doors are all orientated away from the shared boundary.

Again the proposal would have been permitted development had the PD rights not been removed and therefore the residential amenity impacts are no greater than what most properties can do adjacent to boundaries.

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 proposed single storey extension does not necessitate the need for additional car parking spaces at the property. The Highway Authority also raise no objections to the proposal.

Flood Risk

The EA mapping system identifies that the site is within flood zone 3 but the reality is that it is just outside this zone, see extract below.



The Agent submitted a Flood risk statement with the application which identified the following flood resistance/ resilience measures:

- Floor levels in the extension will not be lower than existing floor levels of the property.
- The existing physical barrier will remain in situ between the property and the new conservatory.
- Design of the extension to keep water out includes:

- Using materials that have low permeability (i.e. materials that water cannot pass through such as impermeable concrete).
- Making sure there's access to all spaces to enable drying and cleaning.

On the basis that the property is a recent new build construction which considered flood risk during the course of the planning application for the development, and the scale of the proposal, the additional flood risk potential is considered minimal. The proposals are not considered to cause or worsen flooding on the site or elsewhere and incorporate flood resilience measures and thereby satisfy the policy consideration of EQ11.

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: 15.03.24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council