

DELEGATED DECISION REPORT

HPK/2024/0044
Valid 09/02/2024

18 NEARWELL CLOSE
CHAPEL-EN-LE-FRITH

ERECTION OF A SINGLE
STORY
SUMMERHOUSE/GARDEN
OUTBUILDING (3M BY 3M)
WHICH WILL BE LOCATED TO
THE FRONT OF PROPERTY.
THE
SUMMERHOUSE/OUTBUIDLIN
G WILL BE A MINIMUM OF
50CM FROM ANY BOUNDARY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

18 Nearwell Close is a semi-detached dormer bungalow. The application site is of an unusual orientation with the rear of the application site facing the cul-de-sac. The front/principle elevation faces over a large amenity space onto an a narrow ally. This ally is designed to be the main entrance to the properties on Nearwell Close and Bagshaw Avenue, however, appears overgrown and unused.

This front amenity space acts as the main garden space, with approx. 1M boundary fencing.

PROPOSAL

Planning permission is sought for a 3M by 3M outbuilding. This building will be located to the front of the principle elevation, approx. 50CM from the boundary.

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 6 Design and Place Making
CF 6 Accessibility and Transport

Chapel-en-le-Frith Neighbourhood Plan

No relevant policies

National Planning Policy Framework

Section 4

Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS**Publicity**

Site Notice expiry date: 12/03/2024

Neighbour consultation period ends: 06/03/2024

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

No objection

Environmental Health

N/A

Derbyshire County Council Highways

No objection

OFFICER COMMENTS**Principle of Development**

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Chapel-En-Le-Frith. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

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 outbuilding is located forward of the principle elevation of no.18. However, the site has an unusual arrangement of the principle elevation facing away from the vehicle highway. The principle elevation and amenity space is located facing onto a pedestrian alleyway. Which this is designed to be the main entrance for the row of dwellings the alleyway appears overgrown, with moss covered walk ways, indicating that it is used infrequently. These amenity spaces are treated predominantly as private gardens, with fencing and mature vegetation obscuring the views into and between gardens.

As such the proposed outbuilding will appear as a garden shed in a domestic garden. In this case the outbuilding will not impact upon the wider street scene due to lack of use of the alleyway in question and the prevalence of fencing and vegetation.

As such the proposal is considered acceptable in terms of EQ 6.

Amenity

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 outbuilding is to have no windows overlooking neighbours. The fencings and vegetation present onsite, prevents any overlooking into neighbouring garden spaces. As such 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 impact upon current demand for or provisions of parking at the application site. 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: 4th April 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council