

DELEGATED DECISION REPORT

HPK/2024/0035
Valid 06/02/2024

12, PARK VIEW DRIVE,
CHAPEL-EN-LE-FRITH,
DERBYSHIRE, SK23 0LB

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

The application site comprises a single-storey, detached property on Park View Drive, Chapel en le Frith - constructed of concrete roof tiles and light brown brickwork.

The property has a driveway accessed off Park View Drive, with ample parking as the front of the property is laid to hardstanding, there is garden to the rear.

The application site is located within the Development Boundary of Chapel en le Frith. For the purposes of planning policy consideration, the application site is located within the Chapel West Ward, and it is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.



PROPOSAL

Full planning permission is sought to demolish the historic single storey flat roof extension and upvc conservatory, to replace with a construct a single storey rear extension with pitched roof that ties in to the main roof, sitting below the main roof apex. This will allow the reconfiguration of floorarea and create an additional bedroom. To enlarge the ground floor living space will improve the functional layout of rooms. The proposed palette of material finishes will be sympathetic to the host dwelling – an element of render will be introduced on the side wall that faces 10 Park View Drive. It is noted that that neighbours garage has a render finish.

All works will be contained within the site boundary and no element will overhang the boundary.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S6 Central Sub Area Strategy
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2023)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15/03/2024
Neighbour consultation period ends: 29/02/2024

Public Comments

None received

Town / Parish Comments

No objection

Highways Authority

No highway safety comments to make to the application

OFFICER COMMENTS**Principle of Development**

Local Plan policy S2 identifies the Chapel en le Frith as a 'Market Town' where 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, drainage, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The proposed single storey extension will be added to the rear elevation of the existing dwellinghouse. The extension will be constructed of materials to match and will have pitched roof. The extension will be contained within the boundary of the site and will be stepped off the fenceline.

The proposed extension replaces existing extensions, and does increase the floor area of the property, notwithstanding, the single storey character and orientation of this property allows the site to contain the enlarged dwelling, whilst retaining amenity space for occupants. The fences contain the rear garden and will serve to part screen the extension. The roof will be visible; however the hipped design reduced the massing.

There will be no view of this extension from the public realm, there will be no impact on the streetscape..

The design and materials of the proposed extension will complement the existing dwellinghouse. It is for these reasons that the proposed extension will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

The site has been disturbed and excavated in recent years, the request for a WSI is considered excessive given the scale of the development.

The overall design of the proposed development is considered not to be detrimental to the character and appearance of the residential area.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The rear garden is enclosed. The side shared boundary closest to the house is with number 14 and separated by 6ft high close boarded fencing. This immediate neighbour has a secondary side window facing the extension. As this is a secondary window a refusal on amenity grounds could not be sustained; however light should be retained to this window due to the step off the boundary and the roof sloping away. The neighbour has also extended to the rear and as a result there will be no breach of the 45 degree rule in respect of windows in their rear elevation. There will be no impact on the neighbour to the other side due to the boundary treatment, juxtaposition of the two dwellings and the fact that it is located to the south.

It is for these reasons the proposed extension will comply with policy EQ6 of the Local Plan.

Highway Safety

Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

The parking and driveway remain unchanged. Status quo remains, with no additional bedrooms proposed, it is considered that there will be no detrimental effect on highway safety and the proposal will comply with policy CF6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2023). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 4.4.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council