

DELEGATED DECISION REPORT

HPK/2024/0061
Valid 15/02/2024

10 THE GLADE
HAYFIELD

TWO STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

10 The Glade is a an end terraced, 2 bed dwellinghouse on a contemporary housing development. The dwelling is finished in re-con stone. The dwelling house has a driveway to accommodate 2 vehicles in tandem parking.

PROPOSAL

Planning permission is sought for a two storey side extension. The proposed extensions will have a roof line set down from that of the host dwelling, and revised plans show it will be set 0.5M from the principle elevation. The extension will create a utility on the ground floor and extend the kitchen dinner. A third bedroom will be created on the first floor.

To the front of the property, the dropped kerb will be extended and the driveway extended to create 2 parking spaces.

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

National Planning Policy Framework

Section 4
Section 12

Supplementary Planning Guidance

High Peak Design Guide 2018

Residential Design Guide 2005

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2012/0491 - Proposed New Build Construction Of 21 Units For Sale And Local Affordable Housing. APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 12/03/2024

Neighbour consultation period ends: 11/03/2024

Press Advert: N/A

Public Comments

Support (0)

Neither (0)

Objection (2 from the same neighbour):

- Overdevelopment of plot
- Reduction in off-street parking. Concerns regarding on-street parking.
- The width of the proposed extension will reduce the space available for exiting the cars belonging to no.11, meaning occupants in the left side of the car will have to exit on my land, with potential damage to my property
- Concerns over narrowness of shared dropped kerb access to driveways serving both no. 10 and 11.
- Collision with humans especially children.
- Reduced light to family bathroom of no. 9.
- Reduce natural light to dinning room of no. 9.
- Privacy impact on garden of no.9

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

None received

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Hayfield. The above development is considered to be a moderate scale and is therefore acceptable in principle subject to consideration of the following policy.

Design

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 adopted Design guide states at paragraph 5.5 that “All extension should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to its in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridgeline lower than the parent building will normally help.”

The proposed two storey side extension will be sufficiently set back from the existing ridge line and principle elevation to ensure that the extension appears subordinate in appearance to the host dwelling. Its width is less than 50% of the width of the parent building and the proposed fenestration is complementary to that of the host dwelling with vertical glazing bars and a vertical emphasis. Overall the extension is considered to be a well designed and proportionate addition to the dwelling and would comply with LP Policy EQ6 and the relevant adopted Design guides.

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 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.

Objections have been raised regarding the loss of light to the family bathroom at no. 9 The Glade. Bathrooms are not considered to be habitable rooms and a site visit showed this window to be obscured glazing. Obscured glazing reduces natural light

into rooms and is not typically used for habitable rooms. As such the extension would not cause this window to have any significant loss of light or overbearing impacts.

Further objections have been raised regarding loss of light to the rear of no. 9 and its dining room. However, the rear of both no. 9 and no. 10 The Glade are south facing. The rear of no. 9 therefore benefits from the southern sunlight during daylight hours. Furthermore, the proposal will not breach the 45 degree guidance for loss of light to the rear of no.9. As such the proposed side extension is not considered to have an impact upon daylight to the rear of no. 9 and its dining room.

An objection has been raised regarding loss of privacy into the garden of no. 9. A third bedroom window is proposed and which cause overlooking into the neighbours garden. However, this relationship is no different than the existing rear windows which cause overlooking. Moreover, it is common to have mutual overlooking between neighbouring properties into rear gardens in a suburban setting. As such the additional overlooking is not considered significant enough to warrant a refusal of this planning application.

The proposed windows to the front of the extension will face the rear garden of no. 19 at a distance of approx. 16M. This is the same outlook as the existing windows on the host dwelling. Moreover the new front facing window at first floor would serve an ensuite bathroom and can be obscured glazed to prevent further overlooking.

Overall the proposal is considered to comply with LP Policy EQ 6.

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. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1.

Appendix 1 states that ... 3 bedroom dwellings require 2 parking spaces per unit.

The existing dwellinghouse has 2 bedrooms and has 2 off street parking spaces. The proposed extension will create a 3rd bedroom and remove the existing second parking spaces. It is proposed to extend the existing dropped kerb and create a second parking space on the existing grassed area to the front of the dwelling. This will meet the 2 parking space requirement of policy CF 6 and appendix 1 for a 3 bedroom dwelling.

Concerns have been raised regarding the reductions in off-street parking at the site, and potential for vehicles opening onto neighbouring land. The additional parking space will ensure that the development meets the required off road parking spaces, and there should be no loss of any on street parking spaces. The existing parking space adjacent to the neighbour at number 9 will remain and therefore there will be no change in the relationship to this neighbour. The proposed second parking space

is located away from number 9, towards number 11 and will not interfere in the parking arrangements for this neighbour.

Overall the proposed parking arrangement will not harm highway safety, and is considered to comply with Policy CF6.

CONCLUSION / PLANNING BALANCE

To conclude the proposed two storey extension is considered to be acceptable in terms of design, amenity and highway safety. The development complies with the relevant policies of the NPPF and High Peak Local Plan.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 9th April 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council