

DELEGATED DECISION REPORT

HPK/2023/0354
Valid 21/08/2023

DURLWOOD STUBBINS
LANE
CHINLEY

PROPOSED TWO STOREY
SIDE EXTENSION WITH
DECKED AREA TO REAR AS
CONTINUATION OF EXISTING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Impact on setting of Conservation Area and Design
- Impact on neighbour amenity
- Highways

DESCRIPTION OF SITE

The application relates to a semi detached dwelling located within Chinley. The property benefits from a driveway to the front with a private garden to the rear. The site is located opposite Chinley Conservation Area.

PROPOSAL

Consent is sought for the erection of a two storey extension to the side of the property with an extension to the decking area to the rear of the dwelling to include the new extension. The extension proposes to be constructed in render and brick, with a concrete tile roof and upvc windows to match the main dwelling.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

Adopted design guide SPD

National Planning Policy Framework

Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: EXPIRED

Neighbour consultation period ends: EXPIRED

Press Advert: N/A

Public Comments

None received within consultation period

Town / Parish Comments

No objection

Derbyshire County Council Highways

No objection

Conservation Officer

No objections

OFFICER COMMENTS

Principle of Development

The application property is located within the development boundary for Chinley. The Local Plan identifies Chinley as a larger village. Policy S2 states that a moderate scale of development may be acceptable in larger villages, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services. The Council will conserve heritage assets in a manner appropriate to their significance, in particular Chinley Conservation Area. As the development relates to an extension within the residential curtilage of the property the principle of the development is accepted subject to an assessment of its impact on the setting of Chinley Conservation Area and neighbour amenity.

Impact on setting of Chinley Conservation Area and Design

Policy EQ 6 states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

Policy EQ 7 states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character.

The residential Design Guide states that extensions should be designed so as to be subordinate to the main form of the house. The proposed extension has been designed so that the two storey element of the extension has been set back from the front elevation and set down from the ridge of the main dwelling. The extension in terms of its footprint is considered to be subservient to the main dwelling. The development includes a roof canopy to serve as a new entrance to the property on the front elevation. The extension will be constructed in render with brick below with concrete tiles and upvc windows to match the existing dwelling. As such the development is considered to have an acceptable impact on the visual amenity of the area.

The application site is located outside of but opposite to the Chinley Conservation Area. The views of the Council's Conservation Officer have been taken into consideration. They have no concerns with the proposed development and its impact on the setting of the Conservation Area. As such the development is not considered to harm the significance of the Conservation Area.

Neighbour Amenity

As the application relates to an extension on the east elevation of the dwelling the only neighbour with the potential to be affected by the development is the neighbour to the east, Filbergig. This neighbour is a bungalow. The proposed extension would be sited approximately 900mm from the shared boundary between the application site and this neighbour and the neighbour is set slightly further south than the application site and at a slightly lower level. The neighbour benefits from a small porch to the side elevation as well as a single opening towards the rear corner of the side elevation. The proposed extension would result in loss of light to these openings but as they either serve non habitable rooms or are secondary windows, loss of light is not considered to be a reason for refusal. No windows are proposed to face this neighbour and therefore the development would not result in loss of privacy from the extension.

The application also includes an extension to the decking area at the rear of the property. The development proposes to extend the existing decking to include the rear elevation of the new extension. The decking area would increase the ground level adjacent to the shared boundary, the decking area would project beyond the rear wall of the neighbour and this neighbour benefits from existing tree planting which screens the neighbour from the site. The neighbour also benefits from an existing balcony with privacy screen to the west elevation. This privacy screen ensures that neither neighbours' balcony can overlook the other. Moreover, it is considered that the extended decking would not cause any materially greater level of overlooking when compared to the existing decking, which already allows views towards the neighbour. It is also noted that the neighbour has not commented on the development proposals.

Overall it is considered that the development would not harm the residential amenities of the neighbour to the east.

Highway Safety

The proposed development would increase the number of bedrooms to 4 and the property benefits from a driveway to the front which is capable of providing a sufficient number of parking spaces for a 4 bedroomed dwelling. As such the development is considered to have an acceptable impact on highway safety.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION :

That planning consent be granted subject to conditions

Case Officer: Rebecca Bowers

Recommendation Date: 11.04.2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council