

DELEGATED DECISION REPORT

HPK/2024/0010
Valid 12/01/2024

11 LINGLONGS AVENUE
WHALEY BRIDGE

EXTEND REAR DORMER &
BUILD UP FRONT DORMER
CHEEKS WITH BRICK
SIMILAR IN APPEARANCE TO
EXISTING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design

DESCRIPTION OF SITE

11 Linglongs Avenue is a detached dormer bungalow. The dwelling is of brick, with a upvc clad dormer window on both the front and rear roof elevation.

The host dwelling has a small rear conservatory in situ.

The application site is located within the HPBC Local Plan Built up area boundary for Whaley Bridge. The rear of the application site boundaries open countryside and looks out over open fields.

PROPOSAL

Planning permission is to extend the existing dormer windows. It is proposed to extend each dormer windows to the roof edge, and created brick cheeks to the dormer to match the existing gable ends.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2014/0387 - Proposed Extension to Existing Front Dormer APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 18/04/2024

Neighbour consultation period ends: 05/02/2024

Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

N/A

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 Whaley Bridge. 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

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 proposal will bring the existing dormer windows to the edge of the roof line. The existing gap between the dormer window and roof edge is marginal. The eaves line will be maintained on the principle elevation. As such the proposed extension will have minimal visual alteration on the existing principle elevation and street scene.

The rear dormer extension will remove the eaves line of the existing dwelling and create a straight 2 storey appearance at the rear. The rear dormer will be built out in brick to match the existing rear ground floor wall. This rear alteration will not be readily visible from the street scene. The nearest public viewing point (Lanehead Rd) to the rear is over 300M away, and so will have minimal landscape impact.

The proposal will alter the appearance of the gable ends, creating an atypical gable end shape. However the current gable ends are overshadowed by the upvc cladding. The replacement with brick cheeks and roof line extension will create a gable end of cohesive materials which is considered to be favourable over the current mix of materials.

Overall there are no design concerns.

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.

The proposed dormer extension will not add any additional windows to the dwellinghouse, as such it will not lead to any additional overlooking or privacy concerns for nearby dwellings.

The proposal will bring the dormers to the edge of the existing roof line. However the gable ends of the dwelling overlook the driveway of no. 1 Beech Rise, and the driveway and garage of no. 9 Linglongs Av. As such no amenity space will be overshadowed and there will be no overbearing impact.

Overall there are no amenity concerns.

Highway Safety

The proposed development will not alter existing off-street parking provision at the dwellinghouse, and will not create increased demand for parking at the 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 : APPROVAL

Case Officer: Rachel Robinson

Recommendation Date: 19th April 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council