

DELEGATED DECISION REPORT

HPK/2023/0551
Valid 18/12/2023

**30, TAVERN ROAD,
HADFIELD, GLOSSOP,
DERBYSHIRE, SK13 2RB**

**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 site comprises a detached two storey dwelling and associated residential curtilage which is located within a row of detached properties off Tavern Road. The property is built of reconstituted stone and tile construction and has a rear conservatory.

The application site lies within the settlement boundary for Hadfield, as defined by the Local Plan policies map. For the purposes of planning policy consideration the application site is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.

Permitted development rights have been removed.

PROPOSAL

The application seeks full planning permission for the erection of a single storey rear extension. Materials used in construction would comprise stone to match existing dwelling.

The plans originally submitted reflected “orangery style” plans, with roof lantern included a log burner flue (coloured black) and taller parapet wall. Concern was expressed by officers on the overall height, and it was requested that there was a lowering of the eaves line to be similar to the existing eaves level on the conservatory. Revised plans have been submitted for consideration, in addition to altering to a dual apex roof, and removing the flue.

The rear rooms on the existing ground floor accommodates a kitchen, lounge, and conservatory. It is proposed to remove the conservatory and extend out the footprint to the rear with a single storey extension to create an enlarged open plan kitchen/dining space to serve the host dwelling.

The extension will be of traditional design and measure 5.62m x 3.59m x (2.5m to eaves) 3.2m high. There will be rooflights both sides of the extension roof.

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
S5 Glossopdale Sub-area Strategy
EQ6 Design and Place Making
CF 6 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

No recorded planning history.
Permitted Development Rights are removed relating to:
No extensions, Conservatories, garages, or car ports. No Fences, Walls, gates or other means of enclosure within the curtilage of any plot of land between the wall of the dwelling and adjacent highway. (Swallowfield (McLeans)

CONSULTATIONS

Publicity

Site Notice expiry date: 27/1/2024
Neighbour consultation period ends: 11/1/2024

Public Comments

No comments received

Town / Parish Comments

No comments received

Highways Authority

No objections to the proposed extension

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies Hadfield as one of the larger villages within the sub area 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

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 Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The design of the proposed extension has been amended to replicate the same eaves height as the existing conservatory, but altering its appearance (and energy efficiency), from a upvc conservatory to a traditional brick and tile build.

The proposed single storey extension will be added to the rear elevation of the existing dwellinghouse, replacing the existing conservatory. It should be noted that permitted development have been removed, however with no neighbours objecting had PD rights remained intact this would have been considered permitted under large extension prior approval. Notwithstanding, PD rights have been removed and the extension requires to be considered in terms of design and amenity issues.

The proposed single storey rear extension is similar in terms of size to the conservatory to the rear of number 34 and it is noted that many of the dwellings on this estate have evolved over time adding rear extensions of assorted sizes.



The stagger of the dwellings means that the main footprint of this dwelling is stepped back from number 28.

The proposed extension at single storey will be part screened by boundary fencing and vegetation. The overall scale and design of the proposal, whilst a large extension does achieve a sympathetic addition to the dwelling and is not considered an alien addition to a dwelling within a suburban setting.

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.

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.

With regard to the relationship with No.28, given the positioning of the dwellings, with the main body of the host dwelling contravening the 45 degree code, the addition of the extension is considered not to exacerbate further any loss of amenity to occupants of No.28. Due to the stagger of the building line they already view the mass of the neighbouring house and the conservatory, with boundary fencing, and mature planting serving to part screen the conservatory. Moreover, with the change to the design the extension, the overall eaves level has been significantly lowered, to ensure that it is no greater than the existing conservatory.

The proposed extension will have all windows looking into their own garden space, with noise and activity contained within the site, so should not cause loss of privacy to neighbours, or have other adverse impacts on local character and on the amenity of neighbours.

CONCLUSION

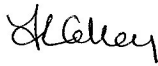
With the lowering of the eaves line similar to the existing eaves level on the conservatory, and noting that the main house already breaches the 45 degree line, the proposed development should present no significant harm, when compared to the existing position.

It is considered that the development proposed has no adverse impact on the public realm and should not adversely harm the amenity of neighbours, thus complying with policy EQ6 of the Local Plan and the spirit of the NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 23.4.2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council