DELEGATED DECISION REPORT

HPK/2024/0086 **Valid 07/03/2024**	**10 BELGRADE AVENUE** **CHINLEY**	**SINGLE STOREY DETACHED GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

10 Belgrade Avenue is a semi-detached dwellinghouse of natural stone and slate roof tiles. No.10 is located on a corner plot of Belgrade Avenue, benefiting from a large curtilage. The dwelling also benefits from off-street parking which can accommodate 2-3 vehicles.

The dwelling is located within the Chinley built-up area boundary.

PROPOSAL

Planning Permission is sought for a detached garage located to the side of the dwelling. The proposed garage will be 4.5M by 6.5M. The garage will have a dual pitched roof, measuring 3.8M at the ridge height and 2.4M at the eaves.

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
EQ7 Built and historic environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 15/04/2024
Neighbour consultation period ends: 1/04/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

No objection.

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 Chinley. The above development is considered to be a moderate scale, and is therefore acceptable in principle subject to consideration of the following policies.

Design

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change

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 proposed garage will be set behind the principle elevation of the dwelling house and set back from the building line of Belgrade Avenue. The proposed garage will be constructed from natural stone and slate tiles on two elevations and render to the back elevation and the elevation facing towards number 8. The render elevations will not be visible from the street scene, and only from the private amenity spaces serving the surrounding neighbours. Glimpsed views of the front elevation will be possible, however as stone is proposed, this will not only match the character of other outbuildings visible in the area, including one located the rear of 39 Green Lane, but also will complement the character of the host dwelling and street scene.

The boundary with the conservation area aligns the rear boundary of the site. It is noted that there are several examples of sheds and outbuildings within the rear gardens of a number of properties in the immediate area. The proposed garage sit within this context and will not harm the setting of the conservation area.

Overall there are no design concerns.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

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 garage will be located along the boundary of 8 Belgrade Avenue and 39 and 41 Green Lane. An existing outbuilding is located on the site boundary with no. 41 and 39. The proposed garage will therefore not create any overshadowing or overbearing onto the rear of nos 39 and 41.

To proposed garage is located to the south of the no. 8. A timber outbuilding is located along the boundary, and within the garden of number 8, which will off set the impact of the garage and the sunlight into the garden of no. 8, as such the proposed garage will have a minimal impact. Some light may be lost to a rear conservatory of no. 8. However, this conservatory is located on a higher ground level to the application site and is a glazed structure which benefits from daylight and sunlight to all elevations. As such minimal sunlight will be lost from no.8

As such there are no amenity concerns.

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.

The proposed garage will add an additional off-street parking space to the property, although it is questionable if a car will be able to manoeuvre into the garage space. However it will not impact the current, ample, parking provision. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. The development proposals will not harm the setting of the conservation area. 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 : Approve

Case Officer: Rachel Robinson
Recommendation Date: 1st May 2024

X

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council