

DELEGATED DECISION REPORT

HPK/2024/0030
Valid 14/03/2024

33 THE CRESCENT
NEW MILLS

SINGLE STOREY FLAT ROOF
REAR EXTENSION. GARAGE
CONVERSION TO FORM NEW
KITCHEN AND STORAGE
AREA. REMODEL GROUND
FLOOR AREAS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application relates to No.33 The Crescent, New Mills, a two storey detached residential dwellinghouse situated at the end of a cul-de-sac within the built-up area boundary of the town, characterised like its neighbours by a leading gable that fronts the public highway, benefiting from a private driveway, front garden and slightly larger rear garden that makes up the domestic curtilage.

The property is the third in a line of row of four properties of a similar character and appearance extending south-eastwards, that are positioned in a staggered formation with the property furthest to the south-east set back further from the public highway.

PROPOSAL

The application seeks full planning permission for development comprising a single storey rear extension, garage conversion to form kitchen and storage area, and remodelling of the ground floor area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- EQ6 Design and Place Making

National Planning Policy Framework 2023

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| Achieving Sustainable Development | Chapter 2 |
| Achieving Well Designed and Beautiful Places | Chapter 12 |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23rd April 2024
Neighbour consultation period ends: 11th April 2024
Press Advert: N/A

Public Comments

None

New Mills Town Council Comments

No comments received at time of writing.

Derbyshire County Council Highways

No material impact on the public highway therefore, no comments to make.

OFFICER COMMENTS

Principle of Development

The application seeks permission for an extension and alterations to an existing residential property that lies within the built-up area boundary of New Mills. The property lies within the built up area boundary for New Mills, whereby in principle development serving local residents is acceptable. The site is not constrained by any sensitive statutory designation. As such, the principle of development is acceptable subject to an assessment of all relevant planning considerations.

Design Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The existing dwellinghouse is located in a very secluded position at the lower end of an existing cul-de-sac that is characterised by post war properties that do not possess any particular architectural merit or quality and as such the overall sensitivity of the site and indeed the overall street scene is low.

The rear elevation is currently characterised by a single storey lean-to extension that is characterised by a polycarbonate roof, that sits adjacent to a side and rear aspect that is split level due to changes in topography.

The proposed plans show very little difference with regards to the scale and height of the rear extension, and, notwithstanding the fact that it would have a flat roof it would not be visible from any public vantage point. It is judged to represent a minor visual enhancement due to the higher quality of materials.

Having regard to the existing context and proposed development as shown, it is therefore judged that the proposed extension is of an acceptable scale, height, massing and visual appearance which would continue to respect the character and appearance of the parent building, thereby aligning with design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The proposed extension is situated to the rear of the property which is very secluded from neighbouring properties due to strong boundary treatments. Due to the very modest increase in footprint, and that it would continue to be single storey, the extension does not result in any adverse harm to the amenity of either neighbouring property to the east or west. Although two “slot” windows are proposed on either side elevation they would look towards the side elevation of number 35, which has no side facing windows and mature landscaping to number 31. There would be no breach of the 45 degree line from either neighbour. Accordingly the development does not give rise to any overbearing impacts, overlooking, loss of privacy or loss of sunlight, and as such the application complies with LP Policy EQ6, the Residential Design Guide SPD, and paragraph 135 of the NPPF in this regard.

The conversion of the garage would not in itself require planning consent.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks full planning permission for extensions and alterations to an existing residential property that lies within the built-up area boundary of New Mills on a site not constrained by any sensitive statutory designation. The principle of development is thus supported.

An assessment of the application has concluded that the proposed extension would result in a minor visual enhancement of the property, notwithstanding the fact that it would not be visible from any public vantage point. It would not give rise to any adverse harm to neighbouring residential amenity, due to its very modest footprint, height and presence of strong boundary treatment.

As such, the application is found to comply with all relevant Local Development Plan policies and all other material considerations which includes the NPPF and thus constitutes a sustainable form of development. In line with LP Policy S1a and paragraph 11 of the NPPF the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 9th May 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council