

DELEGATED DECISION REPORT

HPK/2024/0079
Valid 28/02/2024

2 WATERS EDGE LANE
CHAPEL-EN-LE-FRITH

ADD A SINGLE STOREY SIDE
EXTENSION TO THE
PROPERTY TO CREATE A
NEW KITCHEN AND UTILITY
AREA

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The property comprises a semi-detached dormer bungalow which is situated on Waters Edge Close, off Park Road which is also a public right of way (footpath 114). The site is situated on the edge of Chapel-en-le-Frith adjacent to the defined built up area boundary. Water Edge Close is a private drive which serves the two dormer bungalows. The site is in a residential locality and is not within a conservation area.

PROPOSAL

The application proposes the erection of a single storey side extension to create a new kitchen and utility area.

Revised Plans were received during the application's determination which amended the design of the side extension.

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
CF 6 Accessibility and Transport

Supplementary Planning Documents

Supplementary Planning Documents Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development

Chapter 9: Promoting Sustainable Transport

Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Historic permissions relating to the dwelling's original construction:

HPK/0003/4326 – Erection of two bungalows and garages – Approved 10.04.95

HPK/0003/5764 – Two dormer bungalows – Approved 26.11.96

CONSULTATIONS

Publicity

Site Notice expiry date: 02.04.24

Neighbour consultation period ends: 02.04.24

Public Comments

A letter of support has been received from a neighbouring property.

Town / Parish Comments

No objection

Derbyshire County Council Highways

Waters Edge Lane does carry a public footpath; however, it is considered that the proposed extension will not impact the line of the footpath. There are no highway safety objections to the above mentioned planning application.

OFFICER COMMENTS

Principle of Development

The application seeks planning permission for extension and alterations within the curtilage of a residential property. The property lies within the built-up area of Chapel-en-le Frith which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to facilities and services. The property also lies within the Chapel-en-le-Frith neighbourhood plan area.

As such, the principle of development is acceptable, subject to a detailed assessed of all relevant planning considerations.

Design

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. Chapter 9 of the Residential Design Guide SPD contains the following guidance relating to domestic extensions and alterations that are relevant to the assessment and determination of this application:

9.0 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.

9.1 Extensions should be designed so as to be subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.

Chapter 5 of the more recently adopted Design Guide SPD contains further guidance in connection with proposed residential extensions and alterations, with the following paragraphs considered to be relevant:

5.5 All 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 proposed single storey extension will infill between the side of the property and its boundary fence with Park Road. It has an asymmetrical form measuring 2.7m at the front and 3.7m to the rear with a depth of 7.5m. The proposed extension has a pitched roof which is 3.8m to its ridge and 2.3 to eaves.

The proposed materials which match the existing, reconstituted stone and artificial tile. The front elevation has a new door and a rooflight and the rear has a window and a rooflight. Also, a new rooflight is also proposed to be added to the rear roof of the existing dwelling.

The proposed extensions and alterations are considered an appropriate size and scale and is subordinate to the original dwelling house. It would not harm the character of the host dwelling or wider street scene. The proposals therefore comply with policies S1 and EQ6, the Residential Design Guide SPD and 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 extension is located to the side of the property and will not extend beyond the existing rear building line. In terms of new windows, only one is proposed to the rear plus two rooflights. To the front a new door is proposed and one rooflight. As the extension is to the open side of the property it will not affect the adjoining semi-detached property. The extension is approximately 8m to the adjoining boundary of 8 Oak Close, which is orientated at 90 degrees to the property and the boundary is well established with mature vegetation. Also given it is a single storey extension the potential for overlooking or loss of privacy is minimal.

The application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Highway Safety

The proposed single storey extension does not necessitate the need for additional car parking spaces at the property. The Highway Authority also raise no objections to the proposal.

CONCLUSION / PLANNING BALANCE

The proposal will not result in any adverse amenity impacts and is an acceptable design. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 13.05.24

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council