

DELEGATED DECISION REPORT

HPK/2023/0561 Valid 08/01/2024	26 30 SYLVAN COURT UNION ROAD NEW MILLS	CREATION OF A RAISED WEATHER CANOPY OVER OUTDOOR CIRCULATION SPACE. (FULL - MINOR)
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MAIN ISSUES

- **Principle**
- **Impact on designated heritage asset and design**
- **Impact on neighbour amenity**
- **Highways**

DESCRIPTION OF SITE

The application relates to a mid-terrace building located within New Mills. The building is an apartment block and the front of the building faces Union Road. The site is adjacent to the River Goyt and The Torrs Riverside Park. The building is located within New Mills Conservation Area.

PROPOSAL

The application seeks planning permission for the construction of a raised weather canopy over the outdoor space on level 2.5 of the building. It will be mono-pitched, constructed using a grey light weight metal frame and have translucent roof infill panels. The canopy will be split into three sections with the two end sections being lower than the central section. The north end section will measure 3.7m in width and the south end section will measure 1.7m in width, these sections of canopy will not exceed the eaves height of the adjacent roof. The central section will have a width of 12.2m and will exceed the eaves height of the adjacent roof by 0.9m.

The application is a resubmission of the previously refused application HPK/2023/100. The main difference between the current application and the previous is that the height of the canopy has been reduced and roof shape has been altered. Amended plans submitted during the processing of the application further reduced the height of the canopy resulting in a less intrusive impact upon the character and appearance of the conservation area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development

S6 Central Sub-area Strategy

EQ 6 Design and Place Making

EQ7 Built and Historic Environment CF 6 Accessibility and Transport

National Planning Policy Framework

Section 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/100: Creation of raised weather canopy over outdoor circulation space. Refused 11/08/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 15.02.2024

Neighbour consultation period ends: 15/02/2024

Press Advert: 15/02/2024

Public Comments

Eight public comments have been received as a result of the publicity period, these are summarized below.

-Having no roof is hazardous to residents as the stair become slippery and unsafe.

-The roof should be granted permission to enable the completion of the resident's amenity space.

-Mineral lime is forming in the communal areas and wires have been left unsafe which need to be fixed.

Town / Parish Comments

No comments received.

Environmental Health

No comments to make.

Derbyshire County Council Highways

No objection.

Conservation Officer

Originally objected to the application due to the impact the canopy would have on the character and appearance of the conservation area but after reviewing the amended plans no longer objects to the proposed development.

OFFICER COMMENTS

Principle of Development

The application site is located within New Mills and is considered to be one of the most sustainable locations identified by the Policy S2 of the Local Plan as being a market town.

New Mills is located within the Central Sub- area and Policy S6 requires new development to promote the sustainable growth of the Central Area, and to reflect the historic character of the settlements, provide increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meets the housing needs of the local community.

The proposed development relates to the erection of a roof canopy over the landing area of the apartments located within the building. The development would not provide any additional living space for occupants but would provide a covered outdoor amenity space. As such the development is considered acceptable in principle.

The development has commenced on site. No information has been provided to state that the intentions are to construct anything other than what is shown on the proposed drawings. Therefore the application has been assessed on the basis of the drawings submitted.

Impact on character of Conservation Area and Design.

The site is located within New Mills Conservation Area location on Union Road in New Mills.

Policy EQ 6 states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place and requires that development contributes 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

Policy EQ 7 states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.

Policy S6 states that in the Central Area the council will seek to protect and enhancing the historic environment.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The application site is not specifically mentioned within the New Mills Conservation Area appraisal, but Union Road is mentioned several times. The site is adjacent to Union Bridge also mentioned within the appraisal. The map detailing Sub Area 7, shows that there are views from the application site across the Torrs and on the Sub area 1 map that views up

Union Road are a significant view. Within the appraisal it is noted at paragraph 2.3 that “The Union Road approach to the town centre first goes over the Union Bridge where high parapets obscure views down to the Torrs, but give distinct views to the hills to the east and west.”

The lay of the land in this vicinity sees a drop towards the south on Union Road and in reverse of course this then sees this portion of Union Road quite a lot. The site is visible at points along Union Road as well as being visible from Hurst Lea Road although partly screened at times by tree cover.

The River Goyt affords this area to be fairly open and able to be viewed from various points, this is a concern due to this being a main approach toward the northerly part of the Conservation Area. Consequently, it is seen as being a sensitive area vulnerable to visual conflict.

Despite the above the proposed roof canopy will not be overly prominent and efforts have been made to ensure that the canopy will protect the character of the conservation area. As the height of the canopy will not exceed the eaves height of the roof at either end and only the central section of the canopy will exceed the eaves height of the existing adjacent roof the canopy will not appear overly prominent and will not be easily visible when viewing the site. The mono-pitched shape of the canopy will also aid in reducing its visual impact and is a far less intrusive design than the previously proposed dome shaped cover.

The roof canopy will be different to the other roofs in the area due to its metal frame and translucent roof panels compared to the more traditional slate roofs found nearby. However, as the roof is relatively narrow in size (just over 4m in width) and because the end sections are set no higher than the eaves of the adjacent roof it will again not appear as a prominent addition to views of the site or views of the wider conservation area.

For the above reasons of the roofs shape and height although the materials differ from the that of the nearby roofs the proposed canopy will not form a prominent feature and will not cause a significant detrimental impact to the character or appearance of the conservation area. It is therefore considered that the proposed development complies with the above listed policies EQ6, EQ7, S6 and the NPPF.

Amenity

EQ6 of the adopted Local Plan identifies the need to ensure that new development achieves a satisfactory relationship to the existing residents, taking into account factors such as orientation, overlooking, the overbearing impacts of development and visual intrusion.

Due to the internal floor level remaining as existing the proposed development would not result in an additional overlooking or loss of privacy to neighbours. In addition, due to siting and proposed building materials the development would not result in any loss of light to neighbouring dwellings. The proposed development is therefore considered to be acceptable in this regard.

Highway Safety

Due to the nature of the development, it is considered that the development would have minimal impact on highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development by virtue of its size and design will not result in a significant detrimental impact upon the character and appearance of the conservation area, will not impact the residential amenity of the neighbouring properties, causes no highways issues and is acceptable in principle. For these reasons it is recommended that the application be approved.

OFFICER RECOMMENDATION : **Approve.**

Case Officer: Craig Waite

Recommendation Date: 10.04.2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council