

DELEGATED DECISION REPORT

HPK/2024/0070
Valid 23/02/2024

17 PARK CRESCENT
FURNESS VALE

DEMOLITION OF EXISTING
TWO STOREY SHEDS AND
REPLACING THEM WITH A
SINGLE STOREY EXTENSION
TO THE SIDE OF THE
PROPERTY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design Character and Appearance
- Amenity

DESCRIPTION OF SITE

The applications relate to a residential corner plot that lies within Park Crescent, a small residential estate that lies within the built-up area boundary of Furness Vale.

The site contains a two storey semi-detached property that is orientated to face the street to the east, and due to changes in topography, there is a considerable change in levels between the side garden and the finished floor level of the property. The side gable fronting the highway to the north benefits from a detached flat roof annex separated by a flight of concrete steps.

The annex and main property are finished in a consistent combination of red brick at the lower level and an off-white render at its upper level.

PROPOSAL

In its original form, the application sought permission for a two storey side extension that mirrored the footprint of the existing annex, with a lean-to roof extending outwards from the side gable, at odds with the orientation of the ridge line of the main house and neighbouring properties.

In light of Officer comment and comments from a local resident, revised plans have been submitted that show the extension reduced to a single storey extension. The report and recommendation is made in relation to these revised Floor and Elevation Plans.

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
EQ6 Design and Place Making

National Planning Policy Framework 2023

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: 21st March 2024
Press Advert: N/A

Public Comments

1no. comment was received in connection with the scheme as submitted which suggests an alternative design approach citing the sensitivity of the corner plot, and that changes to roof pitch and materials should be considered.

Town / Parish Comments

None

Derbyshire County Council Highways

No Objections

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing residential property which lies within the built-up area boundary of Furness Vale, which is identified as a Larger Village within the settlement hierarchy under Local Plan (LP) Policy S2, which allows for development of moderate scale. The site is not constrained by any sensitive statutory designation.

As such, the principle of development is acceptable subject to 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 site lies at a sensitive corner within the estate and thus any extensions or alterations to the existing property must be handled with care. The site sees a considerable drop in land levels from the front to the side, with a rather unsympathetic flat roof annex positioned immediately adjacent to the side gable.

The application as submitted proposed to utilise the existing footprint of the annex, which protrudes awkwardly outward beyond the rear elevation and facilitate two storeys, with a lean-to roof that extended outwards beyond the gable at odds with the ridgeline of the main house.

Concerns were raised by Officers with regards to the design of the proposed extension, as expressed in an email to the agent dated 01/05/24, as follows:

“Whilst there is no issue regarding the principle of development, there are a couple of design issues associated with this proposal that need to be addressed, particularly given its prominence in the street scene on a corner plot.

The existing detached outrigger has a building line that extends slightly beyond the rear elevation of the main house. By adding an additional storey, and adding additional mass, which includes a direct connection to the main house, this results in an awkward and contrived relationship between the main house and the extension. Whilst I appreciate why you have put forward a mono-pitch lean to roof, I think that a pitched roof which follows the line of the house with a gable is the correct approach.

There is an opportunity to enhance the character and appearance of the dwellinghouse and wider street scene by amending the design of the proposed extension. I would advise the following:

- *Bring the building line of the proposed extension back so that it meets the building line of the existing rear elevation of the main house*
- *Increase the footprint of the extension by extending forward towards the principal elevation*
- *Amend the roof design to show a pitched gable that respects the existing roof angles of the main house*
- *Introduce ground floor window to the rear elevation of the proposed extension*

Further to the above, the agent has submitted revised plans and elevations that shows a reduction in overall height with the roof slope and angles mirroring the existing house, with the rear elevation of the extension now sitting flush with the rear elevation of the dwelling. A window is shown to be incorporated at both front and rear elevations.

In its revised form, the proposed extension is considered to be of an appropriate scale, height, mass and visual appearance that respects the proportions and scale of the parent building, responding well to and preserving the character and appearance of the existing dwellinghouse and wider street scene through the choice of materials, thereby aligning with the 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 property is semi-detached and shares a partition wall with No.19 Park Crescent to the south. Due to the siting of the proposed extension, this property would not be adversely affected in any way. Similarly, properties to the north and east of the site on opposite sides of the street are of a sufficient distance to not be adversely affected.

The site is bounded to the west by No.6 Park Avenue, a bungalow orientated to face the public highway to the north, with its side elevation fronting the site. The boundary is characterised by dense natural vegetation that forms an effective screen preventing views to and from both properties.

The proposal in its revised form amounts to a single storey side extension which is of a modest form, that serves a non-habitable Utility Room, sited a reasonable distance from the rear neighbouring boundary. As such, it is considered that the proposed development in its revised form would not give rise to any adverse overbearing impacts, loss of privacy, loss of sunlight, or any other aspect relating to amenity, in accordance with LP Policy EQ6, the Residential Design Guide SPD, and paragraph 135 of the NPPF.

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 permission for extensions and alterations to an existing dwellinghouse that lies within the built-up area boundary on a site not constrained by any statutory designation. The principle of development is thus acceptable.

Following initial concerns raised by Officers in relation to the plans as originally submitted, with regards to its design, character and appearance and relationship with the parent building and wider street scene, revised plans have been submitted which

are deemed to address these issues. Revised plans would also preserve the residential amenity of neighbouring properties.

As such, the application in its revised form is considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 20th May 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council