

DELEGATED DECISION REPORT

HPK/2024/0151
Valid 10/04/2024

SPRING COTTAGE,
MAYNESTONE ROAD,
CHINLEY, DERBYSHIRE,
SK23 6AQ

SINGLE STOREY SIDE AND
REAR EXTENSION, ENLARGE
DRIVE WITH ASSOCIATED
ENGINEERING WORKS

(FULL - HOUSEHOLDER)

MAIN ISSUES

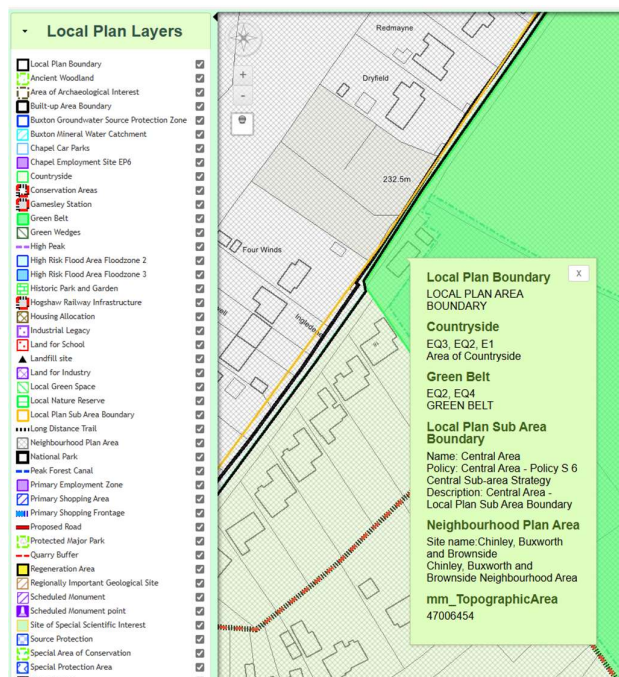
- Design and visual impact
- Neighbour amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to Spring Cottage, Maynestone Road, Chinley, a detached roadside dwelling house. The property is a two storeys and has four bedrooms, with a detached single storey garage. There is parking to the front of the garage for two vehicles. There is a garden to the rear of the property.

The dwelling sits alongside other properties that front onto Maynestone Road. To the rear of the site lies open countryside.

For the purpose of the Local Development Plan, the site lies within the Green Belt.



PROPOSAL

It is proposed to demolish the existing garage and build a single storey side/rear extension to the property, of a similar massing to the existing garage. The extension will be used for general storage and as a home office. It should be noted that the garage is not used for parking, so there will be no loss of a parking space.

The proposal will free up space to the side of the extension that can be utilised as two parking spaces and an additional parking space of comparable size to the space in front of the existing garage will be positioned in front of the new extension.

The extension will have a slated pitched roof and be finished in natural coursed stone to match the existing dwelling.

Engineering works are proposed within the site to build the ground up to the existing drive level to provide the car parking spaces and create stone steps down to lower level with metal guarding and handrail. A section of front wall will be removed to widen access for the off street car parking.

The proposed palette of material finishes will be sympathetic to match the host dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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
S6 Central Sub-area Strategy
EQ3 Rural Development
EQ4 Green Belt Development
Q6 Design and Place Making
CF6 Accessibility and Transport

National Planning Policy Framework 2021

Achieving Sustainable Development Chapter 2
Promoting Sustainable Transport Chapter 9
Achieving Well Designed Places Chapter 12
Protecting Green Belt land Chapter 13

Supplementary Planning Document

1. High Peak Design Guide

2. High Peak Residential Design SPD Adopted 2005

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2008/0545 Detached garage – Approved 29/09/2008

CONSULTATIONS

Publicity

Site Notice expiry date: 22 May 2024

Neighbour re-consultation period ends: 14 May 2024

Public Comments

No comments received.

Town / Parish Comments

No comments received.

DCC Highways

The LHA has commented that Tandem parking spaces are not ideal due to the increase in movements at the access to allow the rear most vehicle to exit the space. It is also noted that the existing spaces do suffer from restricted visibility on to Maynestone Road.

The space available falls below the absolute minimum distance; a reduced space between the highway boundary and the garage door is likely to lead with a parked vehicle encroaching on to the adjacent carriageway.

The proposed scenario would however not have an unacceptable impact on highway safety which would warrant an objection in accordance with paragraph 115 of the NPPF. It is recommended that the door to the new store is required to be a roller/shutter type and that this is conditioned accordingly.

OFFICER COMMENTS

Principle of Development

The application seeks permission for an extension to a residential dwelling that lies outside any recognised settlement boundary, within the Green Belt.

Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

Having regard to the nature of the development and national planning policy context set out above, the principle of development is acceptable subject to a full assessment of all relevant material planning considerations.

Design & Visual Impact

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 policy sets out a series of design criteria that all development, regardless of type and scale, should follow, which include the following three specific tests that are relevant in this location:

- Requiring developments to be well designed to respect character, identity and the context of High Peak's townscapes and landscape,
- Requiring development on the edge of settlements to be of high-quality design, that protects and / or restores the landscape character,
- Requiring 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.

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 130 of the NPPF states amongst other things that new development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment. Paragraph 134 of the Framework advises that permission should be refused for development that is not well designed and where it fails to reflect local design policies and local design guidance, including supplementary planning documents.

The dwelling is a detached dwelling with an existing detached garage. The single storey side extension will have an extension added that is the same width and height of the garage that will be demolished. When viewed from the street the visible increase is not greater than half the width of the dwelling and not considered disproportionate. As such the proposed single storey side extension should reduce the spread of the built form, visually and spatial there will be no greater impact on the openness of the Green Belt.

The High Peak Design Guide supports extensions that emulate the style of the original building. In this case the single storey design allows the extension to be read

as subordinate and a secondary structure. Accordingly the host dwelling would continue to be dominant, in accordance with supplementary design guidance.

The demolition of the existing garage and erection of an extension of similar proportions is considered of an appropriate scale, height, massing, and visual appearance that aligns with the design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design Guidance and relevant paragraphs under Chapters 12 and 13 of the NPPF.

Amenity

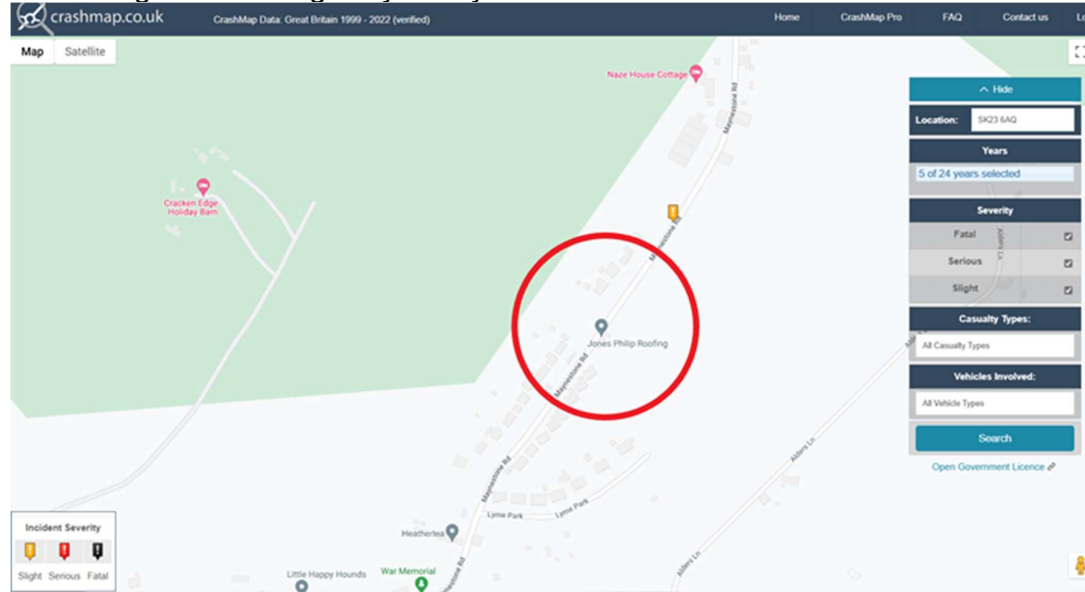
High Peak Local Plan Policies EQ6 and EQ7 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on the area's character and amenity.

The extensions have no adverse impact on the amenity of neighbours.

Highway Safety

The current two parking spaces in front of the existing garage (which isn't used for parking) are below the LHA standards. The LHA have commented that tandem parking is not ideal and the parking space in front of the extension is similarly not to LHA standards. Notwithstanding, granted the tandem parking is not ideal and the space to the front of the new extension is less than ideal, it is the same as what currently exists in front of the existing garage and the introduction of the tandem parking gives the occupants of this dwelling an additional parking space. The tandem spaces are two size compliant spaces ... all in all there is betterment in terms of improving the parking capacity on this site. At worse the status quo remains the same.

Crashmap does not show this as an accident hotspot. The current parking provision must not generate a highway safety issue at this location.



The LHA do not object and suggest a condition be imposed requiring the door to the new store not to open outwards and be of a roller/shutter type.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF. As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 4.6.2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Council