

DELEGATED DECISION REPORT

HPK/2024/0116
Valid 12/04/2024

128 HALLSTEADS
DOVE HOLES

REMOVAL OF 2 DILAPIDATED
GARAGES AND
CONSTRUCTION OF 1X
DOUBLE GARAGE FOR
PERSONAL USE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site of 128 Hallsteads, comprises of a two storey semi-detached dwelling house, set back from the road with a small front garden and a rear garden. The existing two garages are currently situated at the end of the rear garden set back from the street scene.

PROPOSAL

The application proposes to remove 2 dilapidated garages and replacing these with the construction of 1 double garage for personal use. The garage will extend 7.32m x 7.32m with a pitched roof with a height of 3.81m.

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

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 24/05/2024
Neighbour consultation period ends: 24/05/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Chapel-en-le-Frith Parish Council: No objections

Derbyshire County Council Highways

No Highway Authority objections

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Dove Holes, which is identified as a larger village in the Settlement Hierarchy under Local Plan Policy S 2 in recognition of it being a moderately sustainable location with access to limited services and facilities. The LP policy S 2 states that moderate scale development which meets local needs should be allowed in large villages. The above development is considered to be a moderate scale, therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

Design

Policy S1 of the Local Plan 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.

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change. Policy EQ6 of the Local Plan states all development should be well designed and of a high quality and respond to the areas character, history and scale.

The Adopted Residential Design (SPD) (2005) chapter 9 states that “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.”

The proposed garage will be position at the bottom of the rear garden and set back from the rear building line of Hallsteads by approximately 18m, in a similar position to the existing garage. As such, the garage won't be overly visible from the street scene and only from the private amenity spaces serving the surrounding neighbours.

The proposed garage will be constructed from render to the sides and rear elevation with a metal up and over door at the front on the west elevation, and a sheet metal roof. It is noted there are other examples of sheds and outbuildings within the rear gardens of several properties within the immediate area. Therefore, the proposed garage sits within this context. However, a condition would be appropriate to secure details of precise colour and texture of the materials. Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S 1, and EQ 6 of the Local Plan, the Residential Design Guide SPD and the NPPF.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The property is semi-detached, & the proposed garage will be located approximately 1.4m from the adjoining boundary with 130 Hallsteads and will be replacing two existing outbuildings, which sit approximately 2m from the adjoining boundary. Whilst close to the boundaries the garage is positioned to the end of the garden in a similar position to the existing garages and will be a significant distance from the dwellings themselves due to the lengths of the gardens. The building will be 2.5m to eaves and therefore is the height of a typical outbuilding.

Therefore due to the positioning and limited overall height the garage will not create any overshadowing or overbearing on the neighbouring properties of 126 or 130 Hallsteads.

The application indicates that the garage will be for person use but due to its size and for the avoidance of doubt a condition is recommended to ensure that it is used for domestic purposes associated with the host dwelling.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

The proposed garage will add an additional off-street parking space to the property, it will not impact the current, ample, parking provision. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts and is of acceptable design and is considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jennifer Robb/ Rosie Dinnen

Recommendation Date: 06/06/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

