



PLANNING NOTE

1933.Db.01

TWO STOREY SIDE EXTENSION

3 The sidings, Whaley Bridge SK23 7HE

June 2024

This application is for a two storey side extension to the existing three storey house. The proposal includes a double garage at ground floor with a craft room above.

An application was submitted and approved in 2011 for a two storey extension but was never built. Since then, the applicant has submitted applications for larger extensions, but they were refused.

Were asked initially by the applicant to resubmit the approved (but never built) application HPK/2011/0343, but in considering how their requirements have changed, the proposal has been amended for this submission.

The proposal is smaller in footprint than the approved proposal and has been brought further away from the neighbouring property. The roof pitch has been turned, with small dormers front and back similar to on the house. The extension relates to the existing building form well and is subservient. The extension is set back and is a storey lower than the house.

There is a window in the gable of the adjoining property which is a secondary window to the kitchen. The approved application was not deemed to have impacted on the amenity of the neighbour. Indeed, even in the refused application HPK/2021/0339 which was a storey higher and closer to the neighbour, the delegated report states that the impact of the extension with regards to that window is not considered to be harmful.

The appearance, scale and positioning of the extension is in keeping with the house and the street scene. The proposal should be acceptable in terms of residential amenity and highways safety. The scheme is an improvement on the previously approved application from 2011.

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