

DELEGATED DECISION REPORT

HPK/2022/0370
Valid 10/08/2022

11, WHITE ROAD, NEW
MILLS, DERBYSHIRE, SK22
4EL

REAR TWO-STOREY
EXTENSION. WIDENING OF
EXISTING DRIVEWAY AND
RELOCATION OF EXISTING
ENTRANCE STEPS TO SUIT
NEW DRIVE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design
- Residential Amenity
- Highway Safety and Parking

DESCRIPTION OF SITE

The application relates to a link-detached style property located in the New Mills area of High Peak at no. 11 White Road. The property is sited adjacent to no. 9 White Road to the east and no. 13 White Road to the west.

Properties at this location are sited at a lower level than the highway with a significant drop in levels to the south away from the highway towards Parkland Avenue to the south. To the rear the property shares a boundary with nos. 23-27 Parkland Avenue. While sited to a lower level, these properties are sited at a 45-degree angle when viewed back-to-back against the application site.

The existing arrangement features a single car driveway leading down from the highway to access the link attached garage adjoining adjacent no. 13.

The change in levels across the site means the property is three storey when viewed from the rear with an additional lower ground/basement level visible from the rear elevation.

PROPOSAL

Planning permission was initially sought for a proposed two storey rear extension and rear dormer extension to the roof space. Alterations are also proposed to the front of the property to widen the driveway to increase parking provision and provide a revised layout to the front access of the property.

The proposed two storey rear extension will project 4m from the original rear elevation of the property with an overall width of 7.6m to match the width of the

original main bulk of the property. To the rear bi-folding doors are proposed to the lower ground floor and a Juliet balcony is proposed at ground floor.

During the course of the application amended plans have been submitted omitting the proposed rear dormer extension and making changes to the fenestration in the rear elevation to reduce overlooking of neighbouring properties.

The combined two storey rear extension will extend the roof down from the original ridge height meaning no overall increase in roof height is proposed. The height to eaves when measured from the base of the lower ground level at the rear will be approximately 5.1m.

Timber cladding is also proposed to the first-floor front elevation in place of some existing upvc horizontal cladding.

To the front a driveway extension is proposed as well as a new set of steps leading from the front entrance up the highway as well as a tiered front garden space.

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

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
Policy S 6 Central Sub-area Strategy
EQ6 Design and Place Making
EQ9 Trees, Woodland and Hedgerows

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 12 Achieving well-designed places

Supplementary Planning Documents and Guidance

Residential Design SPD (2005)
High Peak Borough Council Design Guide SPD (2018)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None at this location.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: 28/09/2022

Press Advert: N/A

Public Comments

One neutral representation received, summarised below.

- The geography of this location means the houses on White Road inevitably tower above those on Parkland Ave with the associated potential for overlooking and loss of privacy issues.
- Windows on both storeys of White Road properties can look down into ours with an uninterrupted view. This application for a two-storey extension with dormer does therefore cause us potential concerns.

Town / Parish Comments

No objection.

Derbyshire County Council Highways

No objection subject to informative.

OFFICER COMMENTS

Principle of Development

The site lies within the built-up area boundary for New Mills whereby under Policy S2 new development will be directed. As such the general principle of development is considered to be acceptable. The site is not constrained by any sensitive statutory designation.

Given the nature of development and the planning policy set out above, the principle of development is accepted subject to all relevant planning considerations.

Design

Local Plan Policy EQ6 requires developments to be well designed and delivered to a high quality. This reflects section 12 of the NPPF – achieving well designed places.

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.

The main bulk of the proposed extensions and roof extension will be completed in materials to match the existing property in terms of bricks and tiles. This is considered acceptable at this location. The High Peak Residential Design Guide describes how works completed to a property should harmonise with what exists presently. It suggests that the best way to comply with this is to build using the same materials as the original property. The proposed plans highlight new materials proposed including timber cladding. Whilst timber cladding is discouraged by the Design Guide 2018, the replacement of the upvc style cladding with timber is considered acceptable at this location.

The continuation of the existing roof to the rear results in an acceptable roof design when viewed from the rear as the property would maintain a two-storey bulk with dormer roof extension, similar to the view when viewed from the front elevation.

The proposed alterations to the front would increase parking provision at this location which is considered acceptable also while providing a tiered garden space to what is otherwise a difficult to manage outdoor space given the difference in levels between the application property and the highway.

On balance, the development is therefore considered to be in accordance with Policies S1, and EQ6 of the High Peak Local Plan, the guidance contained within the Residential Design SPD, High Peak Design Guide, and Section 12 of the National Planning Policy Framework.

Residential Amenity

LP Policy EQ6 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 local character and amenity.

Similarly, LP Policy EQ10 states that the Council will protect people and the environment from unsafe, unhealthy and polluted environments. Given the scale of the buildings and their positions relative to nearby dwellings, it is not considered that they do or would give rise to harm in terms of visual intrusion, overbearing, loss of light or overshadowing.

Additionally, the High Peak Residential Design Guide SPD requires extensions and conversions 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 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The application would see the existing property extended significantly in terms of footprint and bulk to the rear of the property. While it is accepted that the applicant has demonstrated a design that is acceptable when viewed from the rear the perceived impact on occupants to the rear of the application site must be fully

assessed also. Nos. 23-27 Parkland Avenue are sited at a much lower level than the application property meaning there is already a degree of perceived overlooking from properties sited along White Rd directly facing the rear garden areas of properties sited along the north side of Parkland Avenue.

The proposed two storey rear extension would result in a relationship of the new rear elevation of no. 11 White Road sited approximately 7.2m from the rear boundary shared with nos. 23-27 Parkland Avenue with no. 25 Parkland Avenue sited behind the majority of this shared boundary.



The proposed relationship including fenestration to the rear elevation in close proximity to this shared boundary, combined with Juliet balcony feature to the rear elevation and additional dormer roof extension was considered to result in a form of development that would appear overbearing to occupants of nos. 23-27 Parkland Avenue, most notably the occupants of no. 25. The presence of the proposed rear elevation in such close proximity to the rear garden areas of these properties would result in an unacceptable level of overlooking exacerbated by the significant change in levels between the application property and properties to the north side of Parkland Avenue. This was also highlighted the public comments received alongside this application.

Officers expressed these concerns to the applicant and as a result an amended plan was submitted in order to alleviate any overlooking concerns. The changes are as follows:

- 1) Removed the dormers and windows and replace them with sloped roof windows.
- 2) En-suite/shower room and windows moved to the opposite side.

With these amendments it is not considered that a refusal on the grounds of harm to the amenity of the dwellings to the rear could be sustained.

It not considered that the proposal would have any negative impact on the amenity of occupiers of adjacent properties at nos. 9 or 13 White Road. There would be no breach of the 45 degree line from principal windows in the rear elevations of either neighbour.

Having regard to the above analysis, the application is not considered to preserve the residential amenity of current or future neighbouring residents in accordance with LP Policy EQ6, the High Peak Residential Design Guide SPD and paragraph 130 of the NPPF.

Highway Safety

LP Policies EQ6 and CF6 seek to ensure that all new development is served by safe and satisfactory access.

The Proposed Site Plan as submitted shows the provision of a net increase in car parking space at this location and the Highways Authority have no objections to the proposal subject to an informative relating to the proposed extension to the dropped kerb required for the widening of the existing driveway.

As such it is judged that the proposed use would not result in any harm to highway safety in accordance with LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

The local planning authority considers that the proposed development is acceptable in principle at this location. While amenity concerns were raised with the applicant it has been possible to work with the applicant in a positive and proactive way to secure a development that will address these concerns. The proposal is of appropriate design and there are no highway safety or other concerns. Accordingly it is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: John Van Eker

Recommendation Date: 28th June 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

