

DELEGATED DECISION REPORT

HPK/2024/0213
Valid 17/05/2024

1
CADSTER COTTAGES
CHAPEL ROAD
WHALEY BRIDGE

CONVERSION OF
OUTBUILDING (CURRENT USE
INCIDENTAL TO DWELLING)
TO FORM ANCILLARY
ACCOMMODATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design
- Residential amenity

DESCRIPTION OF SITE

The application site of 1 Cadsters Cottage is located in Whaley Bridge and comprises of a two storey semi-detached dwelling house, set back from the road, with a rear garden and front driveway.

The site is located within the countryside as defined by the Local Plan policies map, outside of the built up area boundary.

PROPOSAL

The application seeks permission for the conversion of an existing outbuilding (current use incidental to dwelling) currently used for domestic storage/ utility to form ancillary accommodation which will consist of a bedroom/ lounge and a bathroom. The proposed materials are brown horizontal timber boards and grey profile sheets for the roof, the same as the existing outbuilding, with bifold doors and two windows replacing the existing stable doors.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ3 Rural Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Ref	Proposal	Decision	Date
HPK/0003/198	Two storey side extension	Approved	25/02/1991
HPK/2013/003	Proposed front porch extension	Approved (this was never built)	25/03/2013

CONSULTATIONS

Publicity

Site Notice expiry date: 24/06/2024
Neighbour consultation period ends: 24/06/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Environmental Health

None

Derbyshire County Council Highways

It is considered that the proposed development will have no highway impact, therefore, there are no highway authority objections to the application.

OFFICER COMMENTS

Principle of Development

The application seeks planning permission for the conversion of an existing outbuilding within the rear garden of the property. The current outbuilding is a disused stable block currently used as domestic storage/utility, incidental to dwelling. The site lies within the open countryside as defined by the Local Plan policies map, within the Central sub-area.

Policy EQ3 of the Local Plan relates to rural development and states that residential development may be acceptable provided it does not have an adverse impact on the character of the landscape.

The principle of development is therefore considered to be acceptable subject to the impact on the landscape, amenity, highway safety.

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. The application site is located within a rural area where policy EQ3 requires development and the re use of disused buildings to not have an adverse impact on the landscape.

Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

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 that respects local distinctiveness and sense of place.

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

As the proposed conversion is set within a large rear garden and will remain the same size as the existing building and there will be no alterations to the external building with the exception of bifold doors and two windows on the south elevation, it is considered the proposal will not appear incongruous and remains sympathetic to the landscape and is therefore acceptable in terms of design.

Accordingly, the siting, scale, and proposed materials are considered appropriate and accord with the requirements of policies S1, EQ3 and EQ6 and 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 Adopted Residential Design Guide (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The scheme does not include any increase in bulk and mass and as such no amenity issues arise through loss of light, overshadowing or overbearing. The new windows and bifold doors are on the south elevation which outlook towards the rear garden of the main dwelling house and does not result in any privacy or overlooking issues.

Given the small size of the building and the shared garden it is important that a condition is attached to ensure that the accommodation remains ancillary and is not occupied as an independent dwelling.

The application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Impact on Countryside

Considering the dimensions and the materials (with the exception of two windows and bifold doors) of the outbuilding will remain the same as the existing, it integrates sympathetically with the landscape, and that the development has little impact on the quality of the landscape and is in keeping with the character and appearance of the countryside.

The conversion sits on the northern boundary of the large rear garden, which is somewhat bordered by mature trees and shrubs which already partially screen the existing outbuilding. Therefore, the proposed conversion will not have an adverse impact on the character of the landscape or countryside.

Highway Safety

There is provision for 3 parking spaces at the application site. Therefore, the existing provision for off-street parking will not be impacted by the proposal. As such there are no highway safety concerns and the proposal complies with policy CF 6.

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

Recommendation Date: 12/07/2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council