

DELEGATED DECISION REPORT

HPK/2024/0201
Valid 20/05/2024

14 VAUGHAN ROAD
WHALEY BRIDGE

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site of 14 Vaughn Road relates to a semi-detached property with a generous rear garden within the built-up area boundary of Whaley Bridge. Vaughan Road consists of a mix of stone built dwellings terraced or semi-detached all of which are set back from the highway with small front gardens. Many of the properties have had porches or extensions added in the past. The site is not within a conservation area.

PROPOSAL

The application proposes a single storey rear extension with two sky lights. The extension will extend 3m from the rear of the existing dwelling and will run just under 5m in width. The proposed materials are natural stone to match the host dwelling and the proposed roof is grey concrete tiles to mimic that of the existing roof. UVPc is proposed for the skylights and additional windows.

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

Planning application No.	Proposal	Outcome
HPK/002/7300	Renewal Consent For Garage	Approved 23/12/1998
HPK/2002/0443	Two Storey Side Extension And Single Storey Detached Garage In Rear Garden	Approved 25/07/2002

CONSULTATIONS

Publicity

Site Notice expiry date: 21/06/2024
 Neighbour consultation period ends: 21/06/2024
 Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Environmental Health

None

Derbyshire County Council Highways

The proposed development will have no detrimental highway impact, therefore, there are no highway authority objections to the application.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Whaley Bridge, which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to services and facilities. 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 that respects local distinctiveness and sense of place.

The Adopted Residential Design Guide (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 extension is single storey and modest in size extending 3m from the rear of the host dwelling with a pitched roof and two sky lights, the proposed materials are to match those of the host dwelling. The neighbouring property (no. 16) has a rear conservatory of similar dimensions.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1, and EQ6, 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 property is semi-detached, the extension is approximately 1m from the adjoining boundary with the only neighbouring property (No. 16) separated by a wall/ fence at the adjoining boundary, no side windows are proposed facing this dwelling. The proposed extension is single storey and includes additional windows on the east elevation which outlook on to the generous rear garden of the property. Therefore, matters relating to overlooking and privacy would not arise.

The attached dwelling has a conservatory of similar projection and is located to the south, therefore not issues would arise in terms of breach of the 45 degree line or overshadowing. The neighbouring dwelling to the other side is angled away and a significant separation exists. Therefore no other amenity issues are raised.

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.

Highway Safety

The proposal will not lead to an increase in bedrooms at the application site, therefore will not increase demand for off-street parking. Furthermore, 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 local plan 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: 15/07/2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council