

DELEGATED DECISION REPORT

HPK/2024/0173
Valid 20/05/2024

33 ETHEROW WAY
HADFIELD
GLOSSOP

ERECTION OF A FRONT
PORCH UPGRADING THE
EXISTING PORCH WALLS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application refers to No.33 Etherow Way, Hadfield, a two storey terraced residential property that lies within the built-up area boundary. The property, like its neighbours, is characterised by external walls finished in a dark red brick with concrete tiled roof. The principal elevation is characterised by a partially open porch with a lean-to roof.

PROPOSAL

The application seeks permission for a reconfigured porch by upgrading the existing walls to make the porch a contained solid structure. The walls are shown on the proposed plans to be finished in a red brick that matches the existing dwellinghouse.

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

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement hierarchy
- EQ6 Design and Place Making

National Planning Policy Framework 2023

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2020/0404	Install 3 dropped kerbs and 2 transitions, reinstate ground coverings including grass verge with concrete and tarmac, remove front left conifers (Approved 5 th February 2021)
HNT/2024/0002	Prior Approval for Larger Homes Extension including 4 x velux rooflights (Prior Approval Not Required 4 th June 2024)

CONSULTATIONS

Publicity

Site Notice expiry date: 27th June 2024
Neighbour consultation period ends: 21st June 2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

The application seeks planning permission for a domestic extension that is situated within the built-up area boundary of Hadfield on a site that is not constrained by any sensitive statutory designation. As such the principle of development is acceptable subject to an assessment of all relevant planning considerations.

Design Character and Appearance

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

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.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The existing property sits within a row of terraced properties constructed in a dark red brick with concrete tiled roof that does not display any sensitive or striking architectural qualities, in an urban area that has a relatively low sensitivity to change.

The principal elevation is characterised by an existing open porch and therefore the footprint of such a structure is to some degree already in situ. The proposal would simply result in the porch having an enclosed solid form with brick walls that compliment the materials in the existing house.

Given the very modest scale and height of the proposed porch, the presence of an existing structure with a similar footprint, and the choice of materials that respects the parent building, the proposed changes to the porch are considered to be acceptable in design terms and would result in little change to the overall character and appearance of the street scene. The development is therefore considered to comply with LP Policies S1 and EQ6, relevant Supplementary Planning Guidance and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect the amenity of the area. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions 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 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The existing property is flanked on both sides by residential development. Given the very modest scale of the proposed porch the only property which has any potential to be adversely affected is No.35 Etherow Way. Whilst the porch would be situated adjacent to a neighbouring habitable window, the newly introduced solid walls would not impede the 45 degree angle from the centre point of that window, thereby not resulting in any loss of natural light to this property.

As such, the application is considered to be acceptable with regards to its potential impacts to neighbouring properties in accordance with LP Policy EQ6, the High Peak Residential Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks permission for enhancements to an existing open porch to make it a solid structure to the front of an existing property that lies within the built-up area boundary on site not constrained by any statutory designation. The principle is thus acceptable.

An assessment of the application has concluded that the proposed development is acceptable in design terms and would not give rise to any adverse harm to neighbouring amenity, thereby demonstrating compliance with all relevant Local Development Plan policies and other material considerations.

In conclusion, the application constitutes a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to standard conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 16th July 2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council