

DELEGATED DECISION REPORT

HPK/2024/0237
Valid 04/06/2024

27 NETHERLEES ELNOR
LANE
WHALEY BRIDGE

ALTERATION OF THE ROOF
FORM OVER THE EXISTING
KITCHEN TO LIFT THE RIDGE
HEIGHT THERE AND TO
ALLOW FOR A DORMER
BEDROOM THERETO.
ALTERATION OF EXISTING
DORMER SO THEY BOTH
MATCH. DEMOLITION OF
EXISTING GARAGE AND
CONSTRUCTION OF NEW
GARAGE/UTILITY WITH
EXTENDED DRIVE THERETO.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

27 Elnor Lane is a detached dormer bungalow located within the built-up area boundary of Whaley Bridge. The bungalow is finished in stone with slate roof tiles.

The gable end of the dwelling faces the street and forms the principle elevation. This consist of 3 gables with a flat roofed porch in the centre. The dwelling is vastly obscured from view of the street scene, due to heavy vegetation being located tot eh front of the dwelling. The street itself is narrow in front of the dwelling with he house raised above the street scene. The dwelling has a small driveway which can accommodate 2 vehicles. There is also a timber garage which provides parking for a 3rd vehicle.



PROPOSAL

Planning permission is sought to increase the size of the dormer window and ridge height of the existing rear extension.

The principal elevation will remain largely unchanged with the exception of increased size of the dormer window. The foot print of the dwelling will not be increased. The ridge height of the existing rear extension will be increased. The pitch of the roof will follow that of the host dwelling with a higher ridge. This will allow space for the creation of a first floor bedroom with gable end glazing and a juliet balcony.

A dormer window will be inserted into the extension and the existing dormer window will be made larger. Window on the rear elevation will be made into glazed doors.

Revised plans show the dormer windows finished in hung tile to match the roof of the host dwelling.

It is also proposed to demolish the existing timber garage and replace this with a larger stone garage. This will be 3.8M at the ridge height and 2.47M at the eaves height. this will cover a footprint of 6.2M by 6.7M and will act as off street parking for one vehicle with storage space.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2004/0351 First Floor Dormer Extension APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 02/07/2024

Neighbour consultation period ends: 02/07/2024

Press Advert: N/A

Public Comments

Neither (1)

'Our only concerns are as follows. The possible overlooking of the dormers into our side bedroom and kitchen windows and the rear garden. Currently there is a large rhododendron which offers some privacy but we presume it will have to be removed to accommodate the proposed garage.

The proposed garage appears to abut right up to our boundary drystone wall. We are concerned the stability of the wall could be compromised by construction of foundations and walls of the proposed garage.'

Objection (0)

Support (0)

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

No objection

'The application site is served by an existing access and the site has similar parking provision to that proposed. Considering there are no alterations to the access proposed and that the garage is a replacement of an existing, there are no highway authority objections to the application.'

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Whaley Bridge. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The Adopted Residential (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 High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The High Peak Design Guide (SPD) (2018) paragraph 3.9 states that new buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities.

The proposed works to the host dwelling will have minimal impact to the dwelling when viewed from the street scene. The size of the side facing dormer window will be increased, but will be finished in matching material, minimising visual impact. As such there is no harm to the street scene.

The proposed increased ridge height and second dormer window will be partially visible when approaching the dwelling from the north (figure 1). However, the works will look match the existing dormer window which is currently visible. The proposed works will therefore not cause any harm to the street scene, nor the character of the host dwelling as a dormer bungalow.



Figure 1 – application site viewed from the north (via google street view)

Some additional glazing is proposed to be added to the rear of the dwelling. However, this will not be visible from the street scene. Furthermore the dwelling is of a contemporary dormer bungalow design, not traditional in built form of the High Peak. The increased glazing is therefore considered negligible in this case.

A detached garage is proposed to replace the existing timber garage. The garage will be on a lower ground level to the host dwelling creating a subordinate appearance to the host dwelling. The garage will not project forward of the dwelling principle elevation. the materials used will complement and match the host dwelling. Due to the garages subordinate and sympathetic appearance and location it will not harm with street scene.

Overall there are no design concerns.

Amenity

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 (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 ground floor layout will remain unaltered. While a number of windows will be made larger the functions of the rooms they serve will remain as is in situ. As such this will not change the amenity of neighbouring dwellings.

The existing dormer window will be made larger and serves a bedroom and bathroom. This will be brought 1m closer to the ridge line, and as such 1m closer to no. 25 Elnor Lane. This will be approximately 20M from the side elevation of no. 25. However, the side elevation of no.25 is a solid wall with no window openings (figure 2) as such this will not lead to any privacy concerns. Mature vegetation forms the boundary between the application site and no.25 providing privacy to outdoor space.



Figure 2 – 25 Elnor Lane, captured on google street view.

The introduction of the second dormer window and increased roof height will be located approximately 21.5M from the side elevation of no. 25, which has a two storey rear extension. This is considered a satisfactory distance to prevent any privacy concerns and will prevent the raise height from causing any overshadowing or overbearing impact.

Whilst some overlooking of the garden area would potentially occur, this is not considered to be materially worse than the existing situation. The dwelling is situated around 10m from the boundary and there are existing windows in this elevation. Some degree of overlooking of neighbouring gardens in suburban situations is inevitable.

The creation of a dormer bedroom will also introduce a first floor Juliet balcony. This will face no. 29 Elnor Lane. This dwelling is enclosed by mature vegetation and has a single storey garage to the northern side (figure 3). The juliet balcony will therefore be located approx. 22M from the side wall of no. 29. This is a sufficient distance to maintain privacy. As the space to the side of the dwelling is utilised by a single storey garage no amenity space will be overlooked. The proposed Juliet balcony does not

allow for users to sit outside at a raised level, and as such will not lead to excess noise.



Figure 3 no. 29 Elnor Lane.

The proposed garage will replace an existing timber garage in the same location. This will be utilised for storage and the parking of vehicles. The garage is located on a lower ground level than both the host dwelling and the neighbouring dwelling no 25. As such it will not lead to any overshadowing or overbearing.

The proposed scheme is considered to maintain residential amenity.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1.

Appendix 1 states that ... 4+ bedroom dwellings require 3 spaces per unit.

The proposal will increase the number from 4 to 5. The requirements for parking will remain as 3 parking spaces. The proposed garage will provide parking for 1 vehicle.

A further 2 of street parking space will be located on the existing driveway in front of the proposed garage. DCC Highways have raised no objections to the scheme. As such the scheme is considered acceptable in terms of highway safety.

Other Matters

Concerns have been raised regarding the impact of the proposed garage construction upon the stability of no.25. The proposed garage will be constructed within the curtilage of the host dwelling. The NPPF makes clear that it is considered the responsibility of the applicant to ensure proper precautions are taken during construction. The proposed works would also be subject to Building Regulations compliance. Any issues would thereafter be dealt with under separate legislation and are not considered material planning considerations.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 29th July 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council