

DELEGATED DECISION REPORT

HPK/2024/0171
Valid 07/06/2024

NAZE VIEW FARM
SPARKBOTTOM LANE
TUNSTEAD MILTON
WHALEY BRIDGE

REMOVAL OF EXISTING BOW
WINDOW AND REPLACE WITH
BAY WINDOW WITH AN
EXTENSION OF THE ROOF
OVER THE FRONT DOOR.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises of the main farm house on Naze View Farm. This is a detached dwellinghouse of natural stone. The dwelling has a small bay window to the front of the dwelling. There is a large conservatory to the side elevation.

The parking for the dwelling house is shared with parking for the 2 holiday lets on site.

For the purposes of the High Peak Local Plan the application site is located within the open countryside outside of the built-up area boundary of Whaley Bridge.

PROPOSAL

Planning permission is sought for a porch and bay window extension to the front of the dwelling house. This will consist of squaring off the existing bay window and building a roof above. This roof will overhand the existing front door to create an open air porch. The proposed roof will extend 0.75M from the principal elevation.

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/0002/2947 Extension Of Existing Garden By 120 Feet Utilising Existing Rough Pasture Land APPROVED

HPK/0003/2403 Garage Extension APPROVED

HPK/0003/3988 Extension To Rear Of Existing Stables To Form Extra Storage And Stable REFUSED

HPK/2019/0116 Change of use of an existing garage and storage to a 2 bed holiday let APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 25/07/2024
Neighbour consultation period ends: 08/07/2024
Press Advert: 18/07/2024

Public Comments

None Received

Town / Parish Comments

Chapel-En-Le-Frith TC – No objection

Environmental Health

N/A

Derbyshire County Council Highways

No Objection

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.

However this site is within open countryside and therefore must be considered under the 'other rural areas category' which includes 'all other areas outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary as defined on the Policies Maps, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5'.

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) (2018) paragraph 5.9 states that porches must be appropriate to the property and well designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases, an internal porch is the better solution.

The application site is set off the Sparkbottom Lane, which serves as access to the application site and to Woodside Farm. However, public right of way (PROW) no 17 runs across the farm yard directly in front of the application site.

The host dwelling has the appearance of a traditional farm house. The current bay window is a small circular bay. It is proposed to square this off at approx depth of 0.75M including the roof above. The bay window will appear proportional to the size of the dwelling itself. Furthermore it will maintain the character of the dwelling as a farmhouse.

Furthermore, the proposed porch and bay window will be visually similar to the bay window approved at the neighbouring, on site, holiday let (HPK/2019/0116). As such this will be in keeping with the neighbouring buildings. While the works will be visible from the adjacent footpath it is not thought to harm visual amenity.

Overall the proposal is considered to comply with LP Policy EQ 6.

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 application site is located within a farm yard which also contains 2 holiday lets. The proposal is not located so that it would negatively impact the users of the neighbouring holiday lets. The proposed additions is very small and will not increase

overshadowing and it will replace an existing bow window and as a result there would be no additional privacy impacts.

The proposal will be located a sufficient distance from PROW 17 as to not obstruct the path or hinder public safety of those utilising the foot path.

Highway Safety

Naze View Farm shares a large parking area providing parking for the dwelling, 2 holidays lets and for visitors to the farm. The proposal will not reduce current parking provisions nor will it increase demand for parking on site. DCC Highways have not objected to the scheme.

The proposed works are in close proximity to PROW 17. However, the works will not cause an obstruction to the PROW.

Overall there are no highway safety concerns.

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 : Approval

Case Officer: Rachel Robinson

Recommendation Date: 30th July 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council