

DELEGATED DECISION REPORT

HPK/2024/0212 Valid 17/05/2024	1 CADSTER COTTAGES CHAPEL ROAD WHALEY BRIDGE	SINGLE STOREY FRONT PORCH EXTENSION (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Principle of Development
- Design
- Residential Amenity

DESCRIPTION OF SITE

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

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 a single storey extension to the front of the property to create a porch and a small downstairs bathroom. Revised plans have been negotiated to form a projecting gable which drops down to form a flat roof small parapet wall extension to the west.

The proposed extension would extend 3.5m from the front elevation of the property. The proposed materials are stone walls and blue slate tiles to match the existing, with PVCu windows to match those of the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ2 Landscape Character
EQ3 Rural Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Whaley Bridge Neighbourhood Plan 2022-2032

WB-E1 Sustainable development
WB-E4 Rural and Landscape Character

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The planning applications related to the original housing developments are as follows:

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 received.

Town / Parish Comments

None received.

Network Rail

No objection.

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 proposed is a single storey porch extension to the front elevation of the 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 extensions to existing dwellings may be acceptable provided that it is subsidiary to the building and does not have an adverse impact on the character of the landscape.

The site also lies within the Whaley Bridge neighbourhood plan area, whereby new development will be supported provided it is well designed, taking account of its scale, height, massing and roofscape.

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 extension development 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.

Policy WB-E1 of the WBNP states that development should be well designed, locally distinctive to Whaley Bridge and sustainable.

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 (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 plans initially proposed a front extension with a shallow mono pitched roof to create a front porch and W/C. However, following initial concerns regarding the very shallow appearance of the mono-pitched roof, revised plans have been negotiated with the applicant to amend the porch extension to a projecting gable which drops down to form a small parapet wall extension to the west.

The proposed extension is modest in size extending approximately 3.5m from the front of the dwelling and would be subservient to the host dwelling by reason of its

single storey nature and siting. The proposed porch fronts a large driveway and therefore, would have minimal impact on the street scene. The proposed materials are to match that of the host dwelling. Despite the inclusion of a flat roof element to the extension, which ordinarily would not be supported, in this case, it would sit behind the projecting gable, and given the relatively remote location of the property would not have significant adverse impact on the wider street scene landscape. The property is set well back from Chapel Road, with intervening trees and soft landscaping, which would ensure that it is not a prominent addition in the landscape.

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 property is semi-detached, the proposed extension is just under 4m from the shared boundary with the neighbouring property (no.2 Cadster Cottages), separated by a wall at the adjoining boundary with no facing windows. As such, it is considered that the introduction of the single storey porch extension would not give rise to any overbearing impacts, overshadowing, loss of outlook or loss of privacy to this neighbouring property. There would be no breach of the 45 degree line.

The side window on the west elevation of the extension fronts on to the garden of the existing property.

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, sufficient off-street parking will be retained. 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. It is considered to be in accordance with the relevant policies put forward in the Local Plan, Neighbourhood Plan and the NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jennifer Robb

Recommendation Date: 09/07/2024

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council