

DELEGATED DECISION REPORT

HPK/2024/0170
Valid 29/05/2024

11 HALL STREET
NEW MILLS

A SINGLE STOREY REAR
EXTENSION TO REPLACE THE
WHITE PLASTIC LARGE
PORCH AT THE BACK OF THE
HOUSE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Heritage - Conservation Area
- Residential Amenity

DESCRIPTION OF SITE

The application site is located within the settlement boundary for New Mills as defined by the Local Plan policies map. The site relates to a semi-detached two storey dwelling which is located within a predominantly residential area. The rear of the property features a terraced garden with stone walls and fencing. A small UVPC porch has been added to the rear. The property is a Victorian house which sits within New Mills Conservation Area.

PROPOSAL

The application proposes a single-storey rear extension, with the inclusion of a sky light, to provide additional living space. The proposed extension is to replace an existing UVPC porch that has previously been added to the rear of the dwelling house. The proposed materials are to match that of the existing dwelling to be in keeping with the Conservation Area.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development

Chapter 12: Achieving Well Designed Places

Chapter 16: Built and Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 09/07/2024

Neighbour consultation period ends:18/07/2024

Press Advert: 27/06/2024

Public Comments

None.

Town / Parish Comments

None.

Environmental Health

None.

Derbyshire County Council Highways

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

Conservation Officer

No comments to make.

OFFICER COMMENTS

Principle of Development

The application proposes householder development within the settlement of New Mills. Policy S6 confirms that within the Central Sub Area sustainable growth will be promoted which reflects the historic character of the settlements, provides increasing range of employment opportunities, promotes the growth of a sustainable tourist economy and meets the housing needs of the local community.

Householder development in such locations is considered to be acceptable, as a matter of principle subject to, in this instance, matters relating design and impact on the conservation area, amenity and highway safety.

Design and Heritage

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.

Section 16 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

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 properties and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The site lies within New Mills Conservation Area. The character and appearance of this part of the conservation area is one of 19th century semi-detached and terrace properties.

The proposed extension is modest in size, extending 3m from the rear elevation of the host dwelling and 2.4m in width, and subordinate to the host dwelling by nature of its single storey.

The proposed materials are locally sourced reclaimed grit stone and slate tiles for the roof, to match the materials of the existing dwelling house and remain in keeping with the character of the Conservation Area. Additionally, the proposed works will be built on a retro fitted section of decking at the rear of the property which will be removed and replaced with stone flags matching the rest of the upper tier of the terrace. The scale of the development would not, therefore, be prominent.

Furthermore, the introduction of the proposed rear extension would be more characteristic with its surroundings than the existing UVPC glazed rear porch. The development could therefore be carried out without appearing prominent or incongruous and would be in keeping with the character of the Conservation Area. Given the proposed extension is to the rear of the dwelling house, it would not be visible from the street scene and therefore, would sustain and enhance the character of the Conservation Area.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1, EQ6, and EQ7, 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, taking into account matters such as visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed single storey extension will be to the rear of the dwelling house and will not be visible from the street scene. Given that the extension is single storey and the proposed French doors front onto the rear garden, this presents no amenity concerns as the French doors will not overlook any nearby residential properties.

The side facing window will not cause any overlooking into the neighbouring property of No.13 due to their elevated position and property location. Additionally, the floor level of the proposed extension is significantly below the height of the raised patio area of No.13. An existing ground/lower ground floor window can be found on the side elevation of this neighbour. Whilst the proposed side facing window would be close to this window the oblique angle between the windows would ensure that no overlooking would occur. Moreover, this window is already overshadowed due to presence of the application site and wooden shed found along the common boundary. Therefore it is considered that the development would not have a significant overshadowing impact. As such it is considered the window on the side elevation of the proposed extension would not give rise to any overlooking issues.

Therefore, the application is considered to be compliant with Local Plan Policy EQ 6, the Residential Design Guide SPD, and the NPPF, with regards to impact 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 on-street parking. 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. Additionally, it is considered the proposal would not detract from and have no adverse impact on the character of the Conservation Area. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jennifer Robb

Recommendation Date: 26/07/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council