

DELEGATED DECISION REPORT

HPK/2024/0269
Valid 24/06/2024

29 LODGE BANK
HADFIELD
GLOSSOP

PROPOSED FIRST FLOOR
SIDE EXTENSION ABOVE
EXISTING STORE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site is a two-storey 3 bedroom semi detached house with a single storey element comprising an adjoining garage. The site is located on a cul-de-sac in a residential area of Hadfield and within the built-up area boundary. The site is surrounded on both sides by houses of the same general design, some of which have previously been extended above the garage. To the rear are properties in Bosscroft which sit on higher ground level.

PROPOSAL

The application proposes a first floor side extension above the existing garage. The extension would allow for a larger third bedroom and a home office. As with the existing garage/store, it would be set back from the principle elevation and with a lower ridge line

The proposed materials are brickwork to match the existing and concrete interlocking tiles to mimic the roof of the host 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
S2 Settlement hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 13/07/2024
Neighbour consultation period ends: 13/07/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Environmental Health

None

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Hadfield, which is identified as a larger village in the settlement hierarchy under Local Plan Policy S2 where a moderate scale of development may be acceptable consistent with meeting local rural needs. Therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

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.

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

The proposed extension will sit on top of the existing adjoining garage, and be of the same width as this garage, extending 2.8 from the side elevation of the host dwelling. It would be set back from the principle elevation of the original dwelling house, in line with the existing garage, with a lower ridgeline, making it subservient to the host dwelling. It is worth noting a couple other houses along Lodge Bank have had a first floor extension above the existing garage, therefore, it would not be out of character for the area.

The proposed materials are brickwork to match the existing and concrete interlocking tiles to mimic the roof of the host dwelling, in keeping with the character of the host dwelling and the houses in the surrounding area.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1 and EQ6, 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 (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

There are no windows proposed on the side elevation of the property, resulting in no amenity issues for the neighbouring property of No.31 to the south.

The proposed extension will result in an additional first floor window to the front and rear elevation. With regards to the front, this fronts on to the public highway, and due to the position of the site does not face on to another dwelling. However the window would look towards the rear garden area of number 14 Lodge Bank, the boundary of which is positioned 21m from the host dwelling. Accordingly this would meet the Council privacy standards. Therefore, there are no amenity concerns regarding this window. The rear window fronts on to the rear garden of the property, and the side

elevation of 285 Bosscroft, which has no windows facing towards the host dwelling. Additionally, due to the change in ground level, the properties that lie to the rear of the site are elevated. As such, no overlooking on to No. 285 Bosscroft will occur.

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, the existing provision for off-street parking will not be impacted by the proposal. As such there are no highway safety concerns and the proposal complies with Local Plan Policy CF6.

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. The development is considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jennifer Robb

Recommendation Date: 14/08/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council