

DELEGATED DECISION REPORT

HPK/2024/0127
Valid 29/04/2024

LANGNESS ECCLES ROAD
CHAPEL-EN-LE-FRITH

DEMOLITION OF EXISTING
SIDE GARAGE AND
CONSTRUCTION OF NEW
TWO STOREY SIDE
EXTENSION WITH BEDROOM
ACCOMODATION OVER
GARAGE. CONSTRUCTION
OF FRONT PORCH AND REAR
EXTENSION FALL UNDER
PERMITTED DEVELOPMENT
RIGHTS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The dwelling know as Langness is a detached dwellinghouse located on the edge of the Chapel-En-Le-Frith. The dwelling is of a pebble dash render and concrete tile. The dwelling is a 3 bedroom dwellinghouse, with single storey rear extension (currently under construction). There is an existing single storey side extension to the east elevation. The dwelling has off street parking for 1 vehicle and garage (garage demolished at time of site visit).

PROPOSAL

Planning permissions is sought for a two storey side extension. The extension would extend 4.5m from the existing side elevation. The ground floor would consist of a garage with bedroom and bathroom on the first floor. This will create a 4 bedroom dwelling.

The proposed extension will beset back from the front elevation with a reduced ridgeline. To accommodate the reduced ridgeline the front elevation will have a dormer window.

The description of development refers to the erection of a new porch and single storey rear extension as comprising permitted development. However no assessment is made in respect of these elements. If the applicant wishes to confirm

that these matters are permitted development, a certificate of lawfulness should be submitted.

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

Chapel-en-le-Frith Neighbourhood Plan

No relevant policies

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 25/07/2024
Neighbour consultation period ends: 03/06/2024
Press Advert: N/A

Public Comments

Neither (1)

- Owner of adjacent dwelling not properly notified of application

Town / Parish Comments

Chapel-en-le-Frith PC – No object
This was considered at the Council's 11 June meeting. There was no objection, provided that materials used are in keeping with nearby properties.

Environmental Health

N/A

Derbyshire County Council Highways

Generally, there are no objections to the application with the proposed development being considered to have no detrimental impact on the public highway. However, it is not clear if there is an intention to create a new vehicular access to the property. The application form does not indicate that a new or altered vehicular access is proposed. But, one of the submitted plans, titled block/parking plan and numbered block plan 01, indicates a vehicle to the far right, when viewed in plan, of the parking area to the front of the property. This may be purely indicative; however, it does suggest that a vehicle is to be parked in this location and has accessed the site via another access adjacent to the neighbouring property. If a new access is proposed, the application form will need to be amended to reflect this.

OFFICER COMMENTS

Principle of Development

The site is located within the built up area boundary for Chapel and within the neighbourhood plan area. Although there are no relevant policies within the CNP concerning domestic extension to dwelling, Local Plan (LP) Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Chapel-en-le-Frith. 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

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.

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 proposed two storey side extension is site back from the principle elevation, with a ridgeline stepped down from the host dwelling. To accommodate a first floor window a dormer window is proposed. While dormer windows are not characteristic of the High Peak they are present in the street scene (Figure 1, 2 and 3). As such the dormer window is considered acceptable in this case. Overall the two storey side extension is considered to reflect The character of the host dwelling and surrounding properties and would not harm the visual character of the street scene. comply with LP Policy EQ6.



Figure 2 – Stoneacre Eccles Road.



Figure 3 – Dormer windows at Acklam and Rannoch Eccles Road (google street view).

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.

The proposed two storey side extension will be positioned 4.3m from the side elevation of Stoneacres. A minimum gap of 1m will be retained to the common boundary between both neighbours. The side elevation to the neighbour (Stoneacres) consists of a small side porch, which is not considered to be a habitable room. As such while the porch will be overshadowed there will be no loss in amenity to this porch.

Stoneacres has a single storey rear extension with both rear and side facing windows. This extension appears to form a habitable space, such as a living room. The proposed extension will be positioned 7.2m away from the side elevation of this rear extension. Due to the proximity to the side facing windows of the rear extension, it may be overshadowed. However as this window acts as a secondary window, the main, south facing, window will remain unaffected. As such, the distance combined with the secondary nature of the side facing window, would ensure that sufficient light will be retained in this extension.

There are no side facing windows proposed on the two storey side extension, just a single door which would serve the garage. As such this will cause no privacy concerns. The application site faces over open fields and as such there will be no privacy concerns to the front. To the rear, no.94 Horsefair avenue is located approx. 41m away from the proposed rear elevation, which more than meets the Council's privacy standards. As such there will be no amenity concerns in regards to no.94.

Overall there are no amenity concerns.

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 remove the existing detached garage and create an integral garage. This will provide 1 off-street parking space. The submitted block plan demonstrate the parking of 4 cars to the front of the extended dwelling house.

DCC Highways have not objected to the application. They have however, noted if any alterations are to be made including an additional vehicle access an alteration to the application will be required as Eccles Road is a classified road. As an additional entrance is not proposed and as no objection has been raised no revisions have been provided.

The block plan demonstrates that at least three of road spaces are provided for a 4 bedroom dwelling. As such, it is considered that 3 spaces can be adequately provided within the curtilage. The application is therefore acceptable in terms of highway safety.

Other Matters

Concerns were raised regarding lack of notification to adjoining neighbours. All adjoining neighbours were notified via neighbour consultation letter. A site notice was also posted at the application site. As such sufficient notification was posted to allow all adjoining neighbours to assess and comment upon the scheme, in line with DMP Order 2015.

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: 12th August 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

