

DELEGATED DECISION REPORT

HPK/2024/0198
Valid 05/06/2024

64 MARPLE ROAD
CHARLESWORTH

PROPOSED FRONT
ENTRANCE PORCH AND
INTERNAL ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site of 64 Marple Road consists of a two-storey detached dwellinghouse which fronts on to a public highway. There is a low-level stone wall separating the front of the property from the public highway, a driveway sits to the west of the property with a garage adjoining the west elevation. The site lies within the built up area boundary of Glossopdale.

PROPOSAL

The application proposes blocking up the existing garage door to create a front entrance and introduce an internal porch. Internal alterations will convert the existing adjoining garage into a W/C, internal porch and utility. A replacement ground floor window to the rear elevation is proposed, with the introduction of 3 sky lights on the single storey roof to the rear elevation.

The proposed materials are natural stone to match the existing property and a composite oak door, and a small double glazed white timber framed window.

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
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

Planning App. No.	Proposal	Outcome
HPK/1179/1147	2-storey Extension	Approved
HPK/0001/7525	For Proposed Single Storey Extension Comprising Garage, Porch, Kitchen & Dining Room, Together With Internal Improvements	Approved
HPK/0002/1043	New access	Refused
HPK/0002/1500	Vehicular Access Resubmission	Approved 16/08/1984
HPK/2008/0303	Rear extension	Approved 23/07/2008

CONSULTATIONS

Publicity

Site Notice expiry date: 30/07/2024

Neighbour consultation period ends: 31/07/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Environmental Health

None

Derbyshire County Council Highways

25/06/2024:

“The proposed front porch will reduce the space between the porch and highway boundary to approximately 2m. This area is where one vehicle appears to currently park. Clearly there will be no space for a vehicle to park in the area immediately in front of the porch without the vehicle encroaching on to the footway.

The gate to the side of the porch which leads to the rear of the property is assessed to be approximately 2.5m wide. The gate posts may reduce that width. This width may make it difficult for a vehicle to pass through, therefore, making any rear parking provision redundant.

While the proposed front porch is likely to reduce the parking spaces to the front of the dwelling and definitely immediately in front of the porch, it is considered that the public highway in the vicinity of the application site can accommodate additional road side parking without having an unacceptable impact on highway safety or on the efficient movement of traffic on the network.

There are no highway authority objections to the application.”

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Glossopdale, which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to services and facilities. 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 (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 para 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 simplicity of such buildings. In these cases an internal porch is a better solution.”

The original plans submitted proposed an external entrance porch, which was not considered to be subservient to the main dwelling house, this feature would detract from the principal elevation and original front door of the main house. Therefore, throughout the consultation process, amended plans have been sought to drop the

external porch feature from the proposal, the revised plans propose blocking up the existing garage door, and introducing an internal porch with a mono-pitched roof.

The internal porch will be replacing the existing garage, measuring 2.5m in width and 3m in height. The revised plans are considered proportionate to the scale and form of the original dwelling house, with the existing garage significantly stepped in from the principal elevation and noticeably subordinate.

The proposed entrance is significantly stepped back from the front elevation which enables the original front door to dominate. Moreover, the proposed entrance fronts on to the existing driveway and parked cars, making it appear more submissive. It is not considered that the proposal would detract from the character and appearance of the original dwelling, or from the wider street scene.

The proposed materials are natural stone and composite roof tiles for the mono-pitched roof to match the existing. A white timber frame for the small double glazed window and composite oak door.

With regards to the replacement ground floor window to the rear, this element of development would amount to permitted development under Class A. Therefore, given this fall back position this element could not be refused.

Three roof lights are proposed, located on the rear single storey roof slope. The siting of these roof lights on the roof plane maintain a vertical emphasis and do not project beyond the roof line. This element of development would also amount to Permitted Development under Class C and is therefore acceptable. As such there are no design concerns.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with 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 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.

Paragraph 8.8.3 "Obscure glazing is encouraged in bathrooms and toilets, more reason why bathrooms should be located to the side or rear of the property, avoiding an unsightly collection of glazing finishes (not to mention ventilation kit and soil vent pipes)."

The window on the rear elevation of the dwelling, despite being slightly larger than the existing window would not impose any privacy or overlooking concerns considering it is a replacement. As mentioned, this element of development would amount to permitted development under Class A. Therefore, given this fall back position this element could not be refused.

The proposed entrance will be replacing an already existing adjoining garage, and the small window on the front elevation will face on to the existing drive and public highway with approximately 24.8m between the window and the principal elevation of No.35 Lee Mount Marple Road. This is considered a more than acceptable distance between properties to negate any privacy concerns. As this window will serve a downstairs W/C it is proposed to condition this window to be obscure glazed.

As such, it is considered, blocking up the existing garage door to create a front entrance internal porch, utility and W/C would not give rise to any overbearing, overshadowing or overlooking impacts.

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 amended plans removed the external porch which diminishes any impacts on parking, County Highways had no objections to make, therefore it was not considered necessary to reconsult on the amended plans.

The proposal includes the conversion of the loft storage area to create an additional bedroom, resulting in 3 bedrooms at the application site. Two parking spaces are required for a 3 bed unit as per Appendix 1 of the Local Plan. There is currently parking provision to accommodate 2 cars, in addition to ample road side parking along the majority of Marple Road.

There will be no unacceptable impact on highway safety or on the efficient movement of traffic on the network. 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. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jennifer Robb

Recommendation Date: 29/07/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council