

DELEGATED DECISION REPORT

HPK/2024/0306
Valid 15/07/2024

5 MEADOWFIELD
WHALEY BRIDGE

REMOVAL OF FRONT
BALCONY, PITCHED ROOF
ADDITION AND
REPLACEMENT PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance

DESCRIPTION OF SITE

The application relates to No.5 Meadowfield, a two storey detached residential dwellinghouse that sits within a corner plot, fronting the entrance to the cul-de-sac Low Meadow on its eastern side.

The principal elevation fronting Low Meadow is characterised by a single storey outrigger which serves an Entrance Porch and part of a Dining Room. The outrigger is constructed in materials consistent with those used in the main house, with a rather unsympathetic first floor balcony above, bordered by a timber balustrade that detracts from the character of the site and wider street scene.

PROPOSAL

The application seeks to remove the first floor balcony above the existing single storey outrigger and replace it with a lean-to mono pitch roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the Whaley Bridge (Neighbourhood Plan (2024) and the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

Whaley Bridge Neighbourhood Plan 2024

No relevant policies

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework 2023

Achieving Sustainable Development	Chapter 2
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed and Beautiful Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 19th August 2024
Neighbour consultation period ends: 6th August 2024
Press Advert: N/A

Public Comments

None

Whaley Bridge Town Council Comments

No comments received

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The application seeks permission for alterations to an existing property contained within the residential curtilage, on a site that lies within the built-up area boundary of the Market Town of Whaley Bridge, not constrained by any sensitive statutory designation. As such, the principle of development is acceptable subject to all relevant material considerations.

Design Character and Appearance

Local Plan (LP) Policy S1 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.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The proposed development seeks to replace an existing flat roof, utilised as a first floor balcony bordered by an unsympathetic timber balustrade, with a mono-pitch tiled lean-to roof.

The principal elevation is prominent within the street scene and thus any proposal which would result in a visual enhancement to the property should be encouraged and supported.

The removal of the timber balustrade and flat roof with a proportionate, balanced mono-pitch roof finished in a tile that is consistent with that used in the main house. As a consequence the proposal is judged to result in a high quality design that fully respects and enhances the character and appearance of the residential property and wider street scene, in accordance with LP Policies S1 and EQ6, relevant Supplementary Design Guidance and relevant paragraphs under Chapter 12 of the NPPF.

Other Matters

Amenity

The proposal sees the removal of a modest first floor balcony, being replaced with a lean-to roof. As a consequence there would be an enhancement with regards to the relationship between the host property and neighbouring properties, and thus the application is compliant with LP Policy EQ6, relevant Supplementary Planning Guidance and relevant paragraphs under Chapter 12 of the NPPF.

Highway Safety

The proposed development amounts to a very modest change to the frontage of the existing property and would neither trigger the need for any additional off-street parking provision or affect the usability of the public highway. The Highway Authority has raised no objection. As such, there are not considered to be any adverse impacts to highway safety arising from the development, in line with LP Policy CF6 and relevant paragraphs under Chapter 9 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks full planning permission to replace an existing flat roof and first floor balcony with a mono-pitch lean to tiled roof. An assessment of the proposal has found that it would result in a clear visual enhancement of the site and surrounding street scene that would also enhance the relationship between properties, and as such is in full accordance with all Local Development Plan policies, Supplementary Planning Guidance and relevant paragraphs under the NPPF.

The application therefore constitutes a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 9th September 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council