

DELEGATED DECISION REPORT

**HPK/2024/0183 2 WINDY RIDGE HILL DRIVE SINGLE STOREY EXTENSION
Valid 31/05/2024 WHALEY BRIDGE TO FORM SUN ROOM**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site of 2 Windy Ridge Hill Drive comprises of a detached property, which sits within the built up area boundary of Whaley Bridge. The site is set back from the road by a large grass verge and small front garden. The property has a large driveway and rear garden.

PROPOSAL

The application proposes a single storey side extension on the south elevation of the property to form a sun room. The proposed extension is single storey, extending approximately 3.65m from the side elevation of the host dwelling.

Throughout the consultation period, amended plans have been sought to remove the cladding and set the extension back by 400mm from the principal elevation, to maintain a subservient appearance and to avoid any mismatch of materials with the weathered stone on the existing dwelling house.

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

Whaley Bridge Neighbourhood Plan 2022-2023 (WBNP)

WB-E1 Sustainable Development

National Planning Policy Framework

Chapter 2: Achieving sustainable development
Chapter 12: Achieving well designed places

Supplementary Planning Documents

Residential Design Guide SPD
Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Planning application No.	Proposal	Date
HPK/0002/6117	Extension to form utility room	Approved 18/02/1998
HPK/2013/0588	Loft Conversion with Dormer to Rear and Two Individual Pitched Roofed Dormers to Front, Plus Small Single Storey Side Extension.	Approved 22/10/2013
HPK/2014/0095	Single storey side extension which adds to existing single storey side extension	Approved 22/05/2014

CONSULTATIONS

Publicity

Site Notice expiry date: 09/07/2024
Neighbour consultation period ends: 24/06/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Environmental Health

None

Derbyshire County Council Highways

There are no highway authority objections to the application.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Whaley Bridge, 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. The site also lies within the Neighbourhood Plan area.

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.

Policy WB-E1 states that development must be well designed, locally distinctive to Whaley Bridge taking into account factors such as scale, height, massing, roofscape, set back from the road, spacing of properties and the pattern of front and rear gardens.

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 proposed extension is modest in size, extending 3.65m from the side elevation of the host dwelling, with a dual pitched roof to mimic the existing. Throughout the consultation period, the applicant agreed to submit revised plans to set the proposed extension back from the principal elevation by 400mm, in order to maintain a subservient appearance and avoid any mismatch of materials with the weathered stone on the existing dwelling house.

The Council has previously approved a single storey side extension on this elevation which sits adjacent to the proposed extension. Whilst the proposal does look somewhat contrived adjacent to the existing extension, it stills remains a subordinate addition, with both extensions sitting well below the roof line of the main dwelling house and stepped in from the principal elevation. Therefore, the siting and scale of the proposed extension is acceptable.

The windows to the front and side elevation of the proposed extension match the existing fenestration on the principal elevation of the host dwelling house, in keeping with the character of the existing dwelling.

Given the above, it is not considered that the extension would detract from the character and appearance of the original dwelling, or from the wider street scene.

The proposed materials are artificial stone and clay tiles to match the existing dwelling. However, it is noted the host dwelling consists of stone to the principle elevation and brick to the side elevation. Therefore, following discussions with the applicant, a condition is proposed for the materials to be stone to match the existing front elevation and the side elevation to be constructed in brick, again to match the side elevation.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of Local Plan Policy EQ6, relevant Supplementary Design Guidance, the WBNP and relevant paragraphs under Chapter 12 of 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.

The property sits within a large detached plot and has no shared boundary to the south elevation where the extension is proposed. The windows proposed on the southern elevation front on to the side garden and driveway of the property, there is some existing boundary treatment in the form of shrubs and a tree which would partially screen the extension. There is a distance of over 21m and a public highway between the proposed extension and No.1 Hill Top Rise. Therefore, there are no concerns regarding privacy or overlooking on to this property.

The windows on the front elevation of the extension do not front on to any neighbouring properties, to the east lies the front garden of the dwelling and a large grass verge which separates the site and public highway. It has been noted there is a change in ground level, with the proposal site sitting in a slightly elevated position in comparison to No.15 Hill Drive opposite. However, there is a distance of over 30m between the subject property (2 Windy Ridge) and the boundary of No.15. Given the distance in conjunction with the orientation of these properties, it is not considered the proposed extension would cause any loss of privacy or direct overlooking into No.15 Hill Drive.

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 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, the WBNP and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Jennifer Robb

Recommendation Date: 25/09/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council