

DELEGATED DECISION REPORT

HPK/2024/0353
Valid 16/08/2024

**1st Chapel-en-le-Frith Scout
group Hut Thornbrook Road
Chapel-En-Le-Frith**

**New roof covering over laid on
the existing raising the roofs
ridge level by 180mm**

(Full - MINOR)

MAIN ISSUES

- **Design**
- **Amenity**

DESCRIPTION OF SITE

The 1st Chapel-en-le-Frith Scout Group Hut (hereafter referred to as 'The Scout Hut') is a large brick-built building with corrugated roof. The Scout Hut is located off of Thornbrooke Road, accessed via the Thornbrook Garages. The Scout Hut has an adequately sized off street car park to the front, and a grassed area to the rear.

At its ridgeline the Scout Hut is 5.57m in height.

PROPOSAL

Planning permission is sought to over clad the existing roof on the scout hut. The replacement roof will result in an increase in height of 180mm. The total height of the ridge line will be increased to 5.75m.

The new roof is proposed to be in Anthracite RAL 7016.

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 4 Open Spaces, Sports and Recreation Facilities
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

HPK/0000/7774 For proposed new scout headquarters for the 1st Chapel, Kinder and Bowden groups APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 26/09/2024
Neighbour consultation period ends: 12/09/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Chapel-en-le-Frith PC – No objection

Environmental Health

n/a

Derbyshire County Council Highways

No objection

Derbyshire County Council Local Flood Authority

No comments to make

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy S 2, which 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.

LP Policy CF 4 states that the council will seek to protect, maintain and where possible enhance existing open spaces, sports and recreational buildings and land.

The scheme is located within the built-up area boundary and relates to a recreational building serving as a Scouts Hut. The proposed scheme will not change the use of

the building, which will be retained as a Scouts Hut. Therefore, the principle of the development is acceptable subject to consideration of the following policies.

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 Scout Hut is located off Thornbrook road and is not visible from outside of the application site due to mature vegetation around the boundary. The Scout hut has an existing corrugated roof which is proposed to be overclad with an insulated corrugated roof. This will raise the height of the roof by 180mm and will be finished in an anthracite grey corrugated roof. The slight increase in height is not considered to negatively impact the design of the scout hut, and the final finish is considered to be like-for-like to the current corrugated roof design.

As such the proposed scheme is considered acceptable in terms of design.

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 not 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 proposed scheme will increase the height of the roof by 180mm. This will increase the height of the ridge from 5.57m to 5.75m. A fire station is located to the southwest of the application site. The fire station building is located approx. 31m from the scout hut. To the northwest of the application site is a doctors surgery, located approx. 19m from the scout hut. To the east of the site is an industrial building, which is approx. 21m from the Scout Hut. The increase in height is very minor, and due to the distance from the surgery, industrial building and fire station there will be no overshadowing or overbearing impact.

Due to the location of the site no building is located to the north or south of the site.

Overall, the increase in height is considered minor, and will not negatively impact upon surrounding amenity.

Highway Safety

The proposed roof alterations will not impact upon current parking provisions, nor will it generate an increase in demand for parking at the site. As such there are no highway safety concerns.

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: 9th October 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council