

DELEGATED DECISION REPORT

HPK/2024/0225
Valid 23/05/2024

82 HAYFIELD ROAD
NEW MILLS

TWO STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

82 Hayfield Road is a detached dwellinghouse in the New Mills built-up area boundary. The dwelling is of natural stone with slate roof tiles. The dwelling is raised above the road, and above its neighbouring dwellings with a prominent stone wall forming the boundary to the highway.

The dwelling has a previous single storey side extension in a 'lean-to' style. The dwelling has no off-street parking provision.

PROPOSAL

Planning permission is sought to remove the existing single storey side extension, and construct a two storey replacement. The proposed extension will create an 'L' shaped footprint. The extension will be set back from the principal elevation with a dual pitched roof at a 90 degrees to the host dwelling.

The extension will create a lounge on the ground floor, with bedroom and ensuite on the first floor.

Revised plans were received to adjust the proposed windows on the front elevation. These proposed windows now align with one another to match the host dwelling. Further revised plans also remove the side facing French doors to create a blank side elevation. French doors will be located on the ground floor rear elevation to provide garden access.

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

**Adopted Residential SPD 2005
Design Guide SPD 2018**

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 27/06/2024
Neighbour consultation period ends: 19/06/2024
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

New mills TC – Not object.

Environmental Health

n/a

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as New Mills. 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

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 2018 (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 proposal will create a two storey side extension to create an ‘L’ shaped footprint. This will allow for the extension to sit back off the principle elevation, creating a subordinate appearance to the host dwelling. Revised plans altered the placement of windows on the front elevation to better harmonise with the host dwelling.

The application site is located on the eastern side of Hayfield Road, which holds two distinct characters. The dwellings south of no.66 present a uniform appearance of stone semi-detached dwellings. No’s 68 and north vary in style from dwelling to dwelling, creating a more varied street scene. No’s 68 and 70 provide examples of large, stone built detached dwellings. No. 72, 74 and 75 stand out as red brick dwelling houses, breaking the otherwise distinct character of stone and slate dwelling. These brick built dwellings signify where the built form of dwellings becomes more varied. The application site stands out in contrast to its immediate neighbours as characteristic of the high peak. The proposed extension will not harm this character, nor will it harm the character of the street scene.

The proposal is considered to be acceptable in terms of LP Policy EQ 6.

Amenity

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 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.

To the front the proposed extension will overlook the western side of Hayfield Road, which provides open views over a residential area of New Mills. No dwelling are located within 30m of the proposed front elevation, as such no privacy or overshadowing effects will occur.

The proposed extension will be located approx. 4.6M from the side elevation of the conservatory at no. 86. The conservatory of the neighbouring property is located on a lower ground level to the application site and is abutted by a retaining wall of no.

82. As such the proposed extension will not increase overshadowing from the south-west. Furthermore the conservatory by design has a number of secondary windows, and so will not experience a loss of light.

Due to the change in ground levels the ground floor of the proposed extension will be level with the first floor of the neighbouring dwelling to number 86. A number of windows are located within the first floor side elevation of no 86, which appear to be principle windows. Revised plans remove any side facing windows or openings to create a blank side elevation. As such there will be no privacy or overlooking concerns.

Rear (south-east) facing glazed doors are proposed which will provide light to the proposed extension. To the rear the proposed doors will face over open fields and therefore will not impact upon residential amenity.

Overall there are no amenity concerns following the submission of revised plans in line with LP Policy EQ6.



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.

The application site currently has no off street parking. The application site is located on a road with unrestricted on-street parking. The proposal will not increase the number of bedrooms. DCC Highways have not objected to the lack of off-street parking at the application 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: 28th October 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council