

DELEGATED DECISION REPORT

HPK/2024/0383
Valid 09/09/2024

32 ALEXANDER ROAD
DOVE HOLES

DOUBLE STOREY SIDE
EXTENSION TO REPLACE
EXISTING SINGLE STOREY
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

32 Alexander Road is a semi-detached dwellinghouse located within the Dove Holes Built-up area boundary. The application site is a rendered dwelling with slate roof tiles. The application site is an end plot which benefits from a large curtilage to the side and rear. There is an existing single storey side extension.

The dwelling has off street parking for two vehicles in tandem. Alexander Road is an unadopted road accessed via Hallsteads. Alexander Road consists of a number of rendered semi-detached dwellinghouses, and a small section of terraced dwellings (no. 1 -12).

PROPOSAL

Planning permission is sought to the removal of the existing single storey extension, and replacement with a two storey side extension.

Revised plans have been submitted which set the principle elevation back by 300mm, with a reduced ridgeline. The revised plans have removed the proposed bay window. The proposed extension will be finished in render to match with a slate hipped roof.

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

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 30/10/2024
Neighbour consultation period ends: 03/10/2024
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

Network Rail

No objection

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy S 2 states that moderate scale development which meets local needs should be allowed in large villages such as Dove Holes. The above development is considered to be a moderate scale, and is therefore acceptable in principle subject to consideration of the following policy.

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.

High Peak Design Guide (2018) paragraph 5.5 states that all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping eaves and ridge lower than the parent building will normally help.

Paragraph 7.20 continues that lime render was used over porous or inferior rubble stonework to give added protection to the wall. From the 18th century onwards, however, it was sometimes used for aesthetic reasons – to give a building more presence and a smarter appearance closer to fashionable look of stucco. The use of traditional renders has a role in sensitive locations such as in conservation areas and on listed buildings although they have maintenance implications. Elsewhere, modern through-coloured acrylic render systems may be acceptable in certain circumstances.

Revised plans have been submitted to set the proposed two storey extension back from the principle elevation by 300mm. The ridgeline has subsequently been dropped to match the set back. The combined effect allows the proposed two storey extension to appear subordinate in appearance, in accordance with the High Peak Design Guide (2018).

It is proposed to finish the extension in render to match the host dwelling. Render is not characteristic of the High Peak, however, is characteristic of the host dwelling and Alexander Rd. As such in the case the proposed use of render is considered acceptable. Due to its end plot location, the proposed extension will have minimal visibility and is considered to be in keeping with the street scene.

Amenity

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 application site occupies an end plot, adjoining the curtilage of no. 29 Horseshoe avenue which has a large triangular shaped garden set between the application site and the railway. The proposed extension is located close to the boundary with no. 29, however is set a sufficient distance from the dwelling itself, as to not cause overshadowing or overbearing upon the main amenity space of the dwelling.

The proposed front facing windows of the extension will be located approx. 19.5m from the side elevation of no. 29. This is below the 21m guidance distance, however

the side elevation of no.29 is a blank elevation with no side facing windows. As such there will be no overlooking or privacy concerns.

To the rear of the application site are open agricultural fields. As such there will be no amenity implications.

Overall the proposal is considered acceptable in terms of amenity.

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. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1.

Appendix 1 states that ... 4+ bedroom dwellings require 3 spaces per unit.

The proposal will increase the number of bedroom at the application site from 3 to 4. This will require an additional parking space. However, Alexander Road is an unadopted road with no parking restrictions. As such the proposed increase in bedroom is not considered to cause any harm to the highway.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out "likely significant effects" on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an "Appropriate Assessment" where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not surface water run-off from the site. However, the proposal does involve additional bedroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity, highway safety and nutrient neutrality. 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: 8th November 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council