

## DELEGATED DECISION REPORT

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HPK/2024/0403  
Valid 23/09/2024

19 THE SHAW  
HADFIELD  
GLOSSOP

ALTERATIONS AND  
EXTENSIONS TO AN EXISTING  
DWELLING WITH  
ASSOCIATED WORKS.

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Design
- Residential Amenity
- Highway Safety & Car Parking

### DESCRIPTION OF SITE

The application site is situated on a corner plot on The Shaw at the junction of Dinting Road. The two storey detached house dates from the late 1980s and it was built at the same time as the adjacent property 136 Dinting Road. The property's rear garden backs onto Dinting Road. The property has previously been extended. It was originally built with a single storey garage attached and this subsequently been extended with the original garage converted into extra living accommodation and an additional garage added. The property's external appearance comprises a stone and render finish. There is paved area in front on the property which provides a parking space in front of the property.

The property has an unusual arrangement with the adjacent property 136 Dinting Road, with a significant part of the single storey garage/utility footprint being within 136 Dinting Road's garden with a low fence dividing the properties. There is also a difference in height between the two properties.

### PROPOSAL

The proposal entails the construction of a first floor extension over the single storey garage/ playroom/utility. The first floor extension would facilitate reconfiguration of the existing first floor to create four larger bedrooms (the property currently has four bedrooms on the first floor). A porch is also proposed to the front of the existing front door.

It is proposed to render the front and south-west (side elevation garden facing) elevation and to use stone on the rear elevation (facing 136 Dinting Road) and the other side elevation which is visible from The Shaw. The roof would be pitched but with asymmetrical planes, with a longer plane towards the neighbouring property boundary (136 Dinting Road).

This application follows the refusal of planning permission for a similar scheme ref. HPK/2023/0464.

## **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

### **Supplementary Planning Documents**

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

### **National Planning Policy Framework**

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

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/2023/0464 – Alterations and extensions to an existing dwelling with associated works – Refused 08.01.24

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 18.11.24  
Neighbour consultation period ends: 18.11.24

### **Public Comments**

None received.

### **Derbyshire County Council Highways**

The highway authority was consulted on a similar application in 2023 (HPK/2023/0464) which was subsequently refused; however, whilst the highway authority recognised that the application was not ideal in terms of on site parking arrangements and the potential for additional roadside parking on The Shaw being required, it was considered that there were no grounds for an objection.

The latest application is similar in terms of the scale of alterations and extensions; however, the existing garage is to remain (the previous application proposed to

remove the garage facility at the dwelling) and one on site parking space is also to be retained which was removed previously.

Considering the scale of the alterations and that there is essentially to be no alterations to the on site parking provision compared to the existing scenario, there are no highway authority objections to the application.

## **OFFICER COMMENTS**

### **Principle of Development**

The application seeks planning permission for extension and alterations within the curtilage of an residential property. The property lies within the built-up area of Hadfield which is identified as a Larger Village in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to facilities and services.

Although the principle of extending a property within an urban locality is accepted. The previous application was refused on the following grounds:

1. The proposals would result in the loss of two car parking spaces at the property, meaning that on-site parking would be removed entirely with the consequence that all parking associated with the dwelling would be on street.
2. The proposals are considered to have an overbearing and an unacceptable loss of outlook on 136 Dinting Road.
3. The proposed use of dark timber boarding as a finishing material is uncharacteristic of the surrounding area which would look incongruous in the street scene and also have a dominating appearance when viewed from the adjacent property, 136 Dinting Road.

### **Design**

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.

Chapter 9 of the Residential Design Guide SPD contains the following guidance relating to domestic extensions and alterations that are relevant to the assessment and determination of this application:

- 9.0 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.

- 9.1 Extensions should be designed so as to be subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.

Chapter 5 of the more recently adopted Design Guide SPD contains further guidance in connection with proposed residential extensions and alterations, with the following paragraphs considered to be relevant:

- 5.5 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.

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.

Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

This application follows the refusal of planning permission for a similar scheme HPK/2023/0464, which proposed a first floor extension above the garage. The main difference between the previous and current proposals is that it is proposed to retain the existing garage as the previous scheme proposed to convert the garage into an additional bedroom. Otherwise the extension has the same dimensions (height, width, length), although it is now proposed to use stone and render finishes rather than timber boarding.

The site lies in a visually prominent location at the junction of The Shaw and Dinting Road and therefore any extensions and alterations to the property need to be handled in a sensitive manner. From The Shaw, the main street elevation, the obvious change would be the addition of a first floor level above the existing garage/playroom/ utility. As a two storey element with a pitched roof, the extension will compete with the main dwelling house, whereas currently it is single storey which is more subservient.

As previous noted, the property has an unusual arrangement with the adjacent property 136 Dinting Road, with a significant part of the single storey garage/utility footprint being within 136 Dinting Road's garden and a low fence dividing the properties. There is also a difference in height between the two properties. The addition of a first floor extension will add to the bulk of the property, which encroaches into the garden of 136 Dinting Road and will be visually intrusive.

Whilst there are some design improvements on the previous scheme which proposed dark timber boarding which was deemed an inappropriate material and dominating in appearance. The use of stone and render does match the existing dwelling, albeit render is not deemed a characteristic of the High Peak. The proposed extension does infill a gap and lacks subservience to the main dwelling house and it is prominent in

the streetscene. Its relationship with 136 Dinting Road is also a concern (discussed further in residential amenity section below).

## **Amenity**

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels. Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

Whilst the proposals have sought to minimise overlooking to 136 Dinting Road, by having rooflights instead of windows on the boundary; it is the bulk and proximity of the extension to 136 Dinting Road, that raises concerns that the proposals would have an overbearing impact on the outlook of 136 Dinting Road. The closest point of the property is only just over 2m apart. The extension projects a significant distance along the boundary beyond the principal rear elevation of the existing dwelling. Officers have concerns that due to the proximity of these properties there could be impacts on daylight and no evidence has been submitted to demonstrate that the 45 degree rule can be satisfied.

The existing properties (19 The Shaw & 136 Dinting Road) are already built in close proximity with tight distances to boundaries together with the existing encroachment of the footprint of the single storey element in 136 Dinting Road garden. The addition of an additional storey on top of the single storey will enclose an open aspect and will be visually dominant and overbearing on the outlook of 136 Dinting Road.

As a result the proposal would have an unacceptable impact on the living conditions of this neighbouring property.

Accordingly, the proposals are considered contrary to Local Plan Policies S1 and EQ6, relevant paragraphs under Chapter 9 of the Residential Design Guide SPD, relevant paragraphs under Chapter 5 of the Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF

## **Highway Safety**

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision. Appendix 1 of the Local Plan specifies that 4+ bedroom dwellings are required to provide three car parking spaces.

The existing dwelling is already a 4 bedroom house and the proposed extension will create a more spacious 4 bedroom property with larger bedrooms and en-suites. The property currently only has a single garage and space to park one vehicle in parallel on the paved area in front of the property. The proposals intend to keep these two car parking spaces, whereas the previous proposals (HPK/2023/0464) proposed to remove both these parking spaces which would have increased pressure on on-street car parking which was unacceptable.

Having reviewed planning records it is apparently that the property was originally built with a single storey garage attached but this has been subsequently extended with the original garage converted into a playroom and a new single garage attached. These alterations have reduced the car parking available at the property as there would have originally been two off road space plus a garage for the 4 bedroom property.

The limited car parking at the property is not ideal, especially given its location close to the junction, where on-street car parking should not be encouraged as it impedes visibility. However, it is accepted that the existing property does not meet the Council's car parking standards. Also the Highway Authority notes that the proposal retains the existing garage and car parking space and therefore does not object to the proposal.

## **CONCLUSION / PLANNING BALANCE**

Whilst the revised proposals have attempted to address some of the reasons for refusal, in particular loss of car parking. The principle of infilling this gap and subsequent impact it has on the residential amenity of 136 Dinting Road is unacceptable. The proposal is therefore contrary to Policies S1 and EQ6 of the High Peak Local Plan 2016, the High Peak Residential Design SPD (2005), and relevant paragraphs under Chapter 12 of the NPPF

**OFFICER RECOMMENDATION :     Refuse**

**Case Officer: Rosie Dinnen**

**Recommendation Date: 15.11.24**

X 

Signed by: Ben Haywood

**On behalf of High Peak Borough Council**