

DELEGATED DECISION REPORT

HPK/2024/0391
Valid 16/09/2024

1 THE GLADE
HAYFIELD

SINGLE STOREY REAR
EXTENSION AND
ENLARGEMENT OF EXISTING
FRONT WINDOW

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application relates to No.1 The Glade, Hayfield, a two storey detached property that sits to the west of the cul-de-sac, within the built-up area boundary of Hayfield.

The principal elevation fronts the highway to the east, whilst the remainder of the domestic curtilage comprises a reasonably sized rear garden and an ancillary garage. The rear elevation of the property is characterised by a two storey outrigger alongside which is a subservient single storey lean-to outrigger, that extend outwards from the main rectangular block of the house. Both aspects form part of the original dwellinghouse.

The property forms part of a medium scale housing development which was approved under HPK/2012/0491, whereby Permitted Development rights for domestic development was removed by virtue of Condition 22.

The site is bounded to the south by No.2 The Glade, whilst to the north is a large detached property known as 'The Orchard'. Land associated with the neighbouring school lie beyond the rear boundary to the west.

PROPOSAL

The application seeks permission for a single storey rear extension.

As shown on the Proposed Floor Plans the extension serves additional living and kitchen areas, and would protrude outwards from the existing single storey lean-to by 3.0m and outwards from the two storey rear outrigger by 1.5m, having a consistent rear building line.

The Proposed Elevation Plans show the extension to be single storey, constructed in a matching stone with a flat roof constructed in a rubber/grp covering, characterised by a single roofline.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ6 Design and Place Making

Supplementary Planning Guidance

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

National Planning Policy Framework 2023

Achieving Sustainable Development	Chapter 2
Achieving Well Designed and Beautiful Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2012/0491	Proposed New Build Construction Of 21 Units For Sale And Local Affordable Housing (Approved 10/12/2012)
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CONSULTATIONS

Publicity

Site Notice expiry date: 24/10/2024
Neighbour consultation period ends: 09/10/2024
Press Advert: N/A

Public Comments

None

Hayfield Parish Council

No comments received

Derbyshire County Council Highways

No Objections

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for extensions and alterations to an existing residential property that lies within the built-up area boundary of Hayfield, identified as a Larger Village within the settlement hierarchy that can accommodate development of a modest scale, on a site that is not constrained by any statutory designation. As such, the principle of development is supported.

Design Character and Appearance

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.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

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.

The existing dwellinghouse sits at the entrance of a small cu-de-sac with the rear elevation benefiting from no views from any public vantage points. Like its neighbours, the dwellinghouse benefits from being constructed in high quality traditional stone and slate tile.

The 2012 permission which granted consent for No.1 The Glade removed Permitted Development rights for domestic development which includes single storey rear extensions and replacement 'like for like' windows.

Firstly, it is considered that the proposed removal of a window on the principal elevation and replacement with a similar opening albeit slightly larger, supplemented by stone header and sill to match the existing, is acceptable in design terms.

The proposed extension would seek to replace the existing lean-to roof with a flat roof with a maximum depth of 3m, constructed from a matching stone with a flat roof.

Paragraph 9.4.1 of the Residential Design Guide SPD states the following:

“..In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.”

As such, the proposed extension results in a degree of conflict with the above guidance, and as a consequence of having a flat roof that replaces a balanced proportionate lean-to roof that sits behind a two storey outrigger, clearly does not amount to a high quality design.

However, it is the case that the proposed extension is constructed in a matching stone, would have a modest depth of 3.0m, and not be visible from any public vantage point. As such, the harm to the character and appearance of the dwellinghouse is negligible with no material impact to the street scene.

As such, having regard to the specifics of this application and site context, it is judged that on this occasion, whilst there may be a degree of conflict with LP Policies S1 and EQ6, the Residential Design Guide SPD, and paragraph 135 of the NPPF in so far as the proposed extension does not represent a design of high quality, the degree of harm falls considerably short of that which would be sufficient to warrant a reason for refusal that could be substantiated and successfully defended at appeal.

As such, the application is on balance considered to be acceptable with regards to its design, character and appearance.

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.

The site is bounded to the south by No.2 The Glade which has a consistent building line with No.1. The proposed extension would protrude outwards from the existing two storey outrigger immediately adjacent to this neighbour by 1.5m, and as a consequence does not result in any breach of the 45 angle from the centre point of the nearest habitable window and thus does not give rise to any loss of sunlight. Moreover, due to its modest height and existing boundary treatment, there would be

no overbearing impacts or loss of privacy. There would therefore be no adverse impact to the residential amenity of this neighbouring property.

Given the modest nature of the proposed extension and extent of the boundary treatment to the north, there would be no harm to the residential amenity for occupiers of 'The Orchard'.

As such, the application is considered to be in accordance with LP Policy EQ6, the Residential Design Guide SPD, and paragraph 135 of the NPPF in this regard.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks permission for a single storey rear extension and replacement of a window with one that is slightly larger in the principal elevation. The principle of development is acceptable given the location of the property within the built-up area boundary on a site not constrained by any statutory designation.

A detailed assessment of the application has found that the replacement window is acceptable in design terms, and that whilst the proposed extension would result in a degree of conflict with relevant Local Development Plan policies and other material considerations including the Residential Design Guide SPD, the harm would be severely limited, only by virtue of the introduction of a flat roof, and that this does not warrant a sustainable reason for refusal, given that there are no public views of this rear elevation.

In light of the above, it is considered on balance that the application amounts to a sustainable form of development that having regard to LP Policy S1a and paragraph 11 of the NPPF constitutes a sustainable form of development and as such it is recommended that the application be approved subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 24th October 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council