

DELEGATED DECISION REPORT

HPK/2024/0231
Valid 17/06/2024

COTHERSTONE HIGH LEA
ROAD
NEW MILLS

TWO STOREY REAR
EXTENSION, ELEVATION
CHANGES COMPRISING
REPLACEMENT WINDOWS
AND DOORS WITH STONE
FINISH EXTERNAL WALL
INSULATION TO SIDES AND
REAR ELEVATIONS, AND
PHOTOVOLTAIC PANELS TO
FRONT ELEVATION.
PROVISION OF A
CARPARKING SPACE WITH
ACCESS ALTERATIONS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The site is situated on the north of High Lea Road and comprises a detached two storey property. The site is just within the built up area boundary, land to the south and the rear of the property is countryside and designated green belt. The site is set an elevated position above High Lea Road and the garden rises steeply to the rear. It has a double garage directly on the frontage of High Lea Road. The site is not in conservation area and is flood zone 1.

PROPOSAL

The application comprises a two storey rear extension and elevation changes including installation of stone finish external wall insulation the side and rear elevations and replacement windows and doors. Photovoltaic panels are proposed to the front elevation. Provision of a car parking space with access alterations.

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 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 25.07.24
Neighbour consultation period ends: 25.07.24

Parish Comments

No Objection

Derbyshire County Council Highways

No objection (11.12.24) and recommend a condition:

The Development hereby approved shall not be brought into use until the access, parking and turning facilities have been provided as shown on drawing 4121-00-16.

OFFICER COMMENTS

The application seeks permission for extensions and alterations within the curtilage of a residential property that lies within the built-up area boundary of New Mills which is identified as a Market Towns at the top of the settlement hierarchy under Local Plan Policy S2 where there is a focus for new housing and economic growth.

As such, the principle of development is acceptable, subject to a detailed assessed of all relevant planning considerations.

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.

Revised plans were submitted during the course of the application to address officers concerns. The previous proposals included the addition of an oversized rear dormer. It also proposed on add render finish external insulation which was deemed inappropriate and contrary to the High Peak Design Guide.

The main original dwelling house is two storey in a L shape. Single storey additions have been added comprising kitchen, utility and wc which will be demolished to make room for the extension. There is also a fixed canopy structure over the patio that wraps around the corner of the existing kitchen which will remain. The extension will infill the north east corner, squaring it off to be a full width. The property will remain 3 bedrooms and the first floor extension will facilitate the reconfiguration of the space providing extra an bathroom, en-suite and a dressing room area. The scale and form of the rear extension is considered appropriate to the site and its surroundings. The rear

extension will effectively simplify the appearance of the rear elevation which has had ad hoc additions over the years.

The application proposes the installation of external wall insulation with a stone slip finish to match the existing stone. A sample of the stone slip (Callow Sandstone Coursed cladding slips) has been submitted and is considered a good match to the existing stone brick work.

To the front it is proposed to add integrated solar panels to the roof slope. Although these have been included in the application it is considered that they would be permitted development under Part 14 Class A of the GPDO as although the site fronts a highway it is not in a conservation area.

The application description includes windows alterations and these works would be considered permitted development. The most significant change is to the front windows and porch and changes to the roof over the bay windows.

The appearance from the streetscene will change due to the proposal to remove part of the front boundary wall and hedging to facilitate the creation of an additional car parking space and new access steps and ramp. However, the majority of the hedging and wall will remain in situ. Although the site is not within a conservation area, stone walls and hedging is a common feature in the street scene. The highway authority has asked for the wall to be reduced to 1m in height to help assist with visibility.

Overall, the design and appearance of the alterations and extension are considered appropriate to the site and its surrounding and therefore satisfy the considerations of policy EQ6.

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 closest property is 88 High Lea Road which is about 2.4m from the eastern boundary at the closest point at the rear. 88 is a mid 20th century infill and is set at a slightly skewed angle to the road and is set further forward than Cotherstone. Between the properties is an existing wall which the perspex roof covering the patio adjoins. On the eastern elevation there is currently only one high level window and the scheme proposes one window serving a wc which will face the boundary wall and therefore no overlooking would occur.

Although the extension would project slightly beyond the rear building line of the neighbour, given the limited degree of projection and the gap between the properties, it is not considered that it would have any overbearing impact on the neighbouring property. The application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Highway Safety

The existing property has three bedrooms property and this will not change as a result of the extensions and alteration. Appendix 1 of the local plan sets out the car parking requirements for residential properties as requiring 2 spaces for a 3 bedroom property. The house already has a double garage which fronts directly on to the road with no parking space in front. The proposal include the provision of an extra car parking space by removing a wall and a hedge.

The Highway Authority reviewed the application and asked for confirmation about visibility splays, a visibility splay plan was submitted for their consideration. The Highway Authority has since confirmed that they have no objection to the proposal.

The application is therefore considered to be acceptable having regard to LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed extension and alterations are considered appropriate to the site and its surroundings. The proposals will not result in any adverse amenity impacts and is an acceptable design. Accordingly the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 18.12.24

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Signed by: Ben Haywood

On behalf of High Peak Borough Council