

DELEGATED DECISION REPORT

HPK/2024/0455
Valid 06/11/2024

NEW MILLS ROAD GARAGE
NEW MILLS ROAD
HAYFIELD

NEW CLADDING,
REPLACEMENT DOORS AND
WINDOWS AND PAINTING OF
EXISTING DOORS (D3 AND
D4)

(FULL - MINOR)

MAIN ISSUES

- Principle of the Development
- Heritage impact upon the Designated Conservation Area (Hayfield)
- Design and visual impact upon the street scene
- Impact upon Residential Amenity

DESCRIPTION OF SITE

The application site refers to a garage and car dealership comprising two separate units in a general industrial and commercial use located on the northern side of New Mills Road. The application site lies fully within the built up area boundary and Hayfield Conservation Area. The building to which this application relates is brick built with a metal clad roof and located directly adjacent to New Mills road.

PROPOSAL

The application seeks approval for new cladding, replacement doors and windows further to the painting of existing doors labelled (D3 and D4).

The proposed cladding is already in place at the directly adjacent unit to the north and has been previously approved via application ref. HPK/2017/0356 and DOC/2019/0012.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment

CF 6 Accessibility and Transport
E3 – Primary employment zone
Hayfield Conservation Area Character Appraisal

National Planning Policy Framework

- Ministerial foreword
- Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- 6 - Building a strong competitive economy
- 12 - Achieving well design places
- 16 Conserving the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/3655: Non-illuminated signage board
Decision: Refused

HPK/2017/0356: Replacement industrial unit (B2 Use).
Decision: Approved

DOC/2019/0012: Discharge of Condition 3 (Materials)
Decision: Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 31/12/2024
Neighbour consultation period ends: 31/12/2024
Press Advert: 27/12/2024

Public Comments

No comments received.

Hayfield Parish Council: (Neither objects nor supports)

No comment.

Conservation Officer: (No objection)

Proposal is vastly like-for-like in nature and as such will sustain the conservation area

Environmental Health:

No comments received.

Derbyshire County Council Highways

No comments received.

OFFICER COMMENTS**Principle of Development**

The application relates to a commercial building which is in use as a used car dealership and garage. The proposals seek to renovate the existing main dealership unit building and therefore accords with Local Plan policies S1 and S1a.

The site is located within Hayfield which is defined by Policy S2 as a “larger village”. The High Peak Local Plan identifies that within larger villages a “*moderate scale of development may be acceptable where this is consistent with meeting local needs...whilst also maintaining existing facilities and services*”.

The application site also lies within a defined Primary Employment Zone. Policy E3 states that permission will be granted for development within Primary Employment Zones as appropriate. And that “*These zones will “generally be retained for business, industry and other economic development.”*”

The proposals would maintain the existing facility and allow the continued function and retention of the site in its existing commercial use and is therefore considered to be acceptable in principle in accordance with Local Plan Policies S2 and E3, but subject to matters relating to heritage assets.

Impact upon the Street Scene and Designated Heritage Asset (Hayfield Conservation Area)

Local Plan policies S1, EQ6 and EQ7 and sections 12 and 16 of the NPPF seek to achieve high quality design and conserve (or enhance) heritage assets.

The proposals seek to modernise and renovate the existing unit located directly adjacent to New Mills Road. The proposed new cladding will match that of the previously approved (via application ref.DOC/2019/0012) cladding to the unit directly to the north. As such the proposals would match those which are already present onsite.

Whilst the unit under consideration is closer to New Mills Road and is more visible within the street scene, given the existing motor vehicle dealership and garage use of the site the proposed cladding is not considered to have an adverse impact upon the visual amenity of the area and would not have a detrimental impact upon the character of Hayfield Conservation Area. The Conservation Officer has confirmed

that they have no objections to the proposed development and that the proposals would sustain the character of the conservation area.

The proposed replacements doors and windows and painting of existing doors D3 and D4, shown on the submitted plans (Elevations as Proposed Plan drawing no. 202) would be in keeping with the existing site and would be no more prominent in their nature than the existing arrangement. The proposed replacement windows and doors are not considered to have an adverse impact upon the visual amenity of the site and would not result in any harm upon the designated heritage asset of Hayfield Conservation area.

As a result the proposed development would not have any adverse impacts upon visual amenity or the designated heritage asset in accordance with Local Plan policies S1, EQ6, EQ7 and the Hayfield Conservation Area Character Appraisal further to national policy outlined in the NPPF.

Residential Amenity

The proposals would be visible from nearby properties located to the south and west of New Mills Road. Whilst the proposals do not strictly propose the creation of any new doors and windows the proposed works would replace the existing roller shutter door with a part glazed sectional door to the west facing elevation, which faces towards the properties of no. 64 and no.66 New Mills Road. The properties of no. 64 and 66 New Mills Road are 43 and 45m respectively from the west facing elevation of the dealership unit and therefore more than meets the Councils privacy standards of 21m. It is therefore considered that the proposed glazed sectional doors would not have any detrimental impact upon residential amenity with regard to overlooking or any loss of privacy. There are no proposed new glazed elements to the south facing elevation and there would be no unacceptable impacts upon residential amenity as a result.

As such the proposed development would be fully in accordance with Local Plan policies S1 and EQ6 further to national policy detailed in the NPPF.

CONCLUSION / PLANNING BALANCE

In conclusion the proposals are deemed to be acceptable in principle and are considered to sustain and preserve the character of the Conservation Area. There would be no adverse impacts upon visual or residential amenity in accordance with Local Plan policies S1, EQ6 & EQ7 and the NPPF. Consequently the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 08/01/2025

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council