

DELEGATED DECISION REPORT

HPK/2024/0428
Valid 14/10/2024

36 THORNBROOK ROAD
CHAPEL-EN-LE-FRITH

FIRST FLOOR EXTENSION
OVER EXISTING ATTACHED
GARAGE TO FORM
ADDITIONAL BEDROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site relates to a gable roof semi-detached plot, sharing a boundary with No.34 Thornbrook Road to the north. The property is finished in a cream dashed render and has an attached large single storey garage and a large driveway to the front and large rear garden. To the south of the site is a private footpath which provides access the rear of Nos.38 – No.44 Thornbrook Road

PROPOSAL

The application proposes a first-floor side extension above the existing single storey flat roofed garage. The proposal is to be the same width as the existing ground floor garage, aligning both the existing front and rear elevations and very marginally stepped down from the ridge line and remain in line with the principal elevation.

The extension will have a pitched roof to mimic the host dwelling, and the proposed materials are dashed render and a tiled roof to match existing. The extension would provide accommodation for an additional bedroom with ensuite and dressing room facilities.

The garage is to remain as existing, with continued use for parking.

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

Chapel-en-le-frith Neighbourhood Plan
No relevant policies

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

Supplementary Planning Documents

High Peak Residential Design Guide 2005
High Peak Design Guide 2018

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/9887 – Rear Conservatory. Approved 29/10/1990

HPK/0002/1352 - Demolition Of Existing Garage And Erection Of New Garage.
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 18/11/2024
Neighbour consultation period ends: 06/11/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Chapel-en-le-Frith Parish Council – No objection.

Derbyshire County Council Highways

No objection. Recommend informative to ensure any construction does not lead to disruption in the area which may affect a number of existing dwellings.

OFFICER COMMENTS

Principle of Development

The property lies within the built-up area boundary of Chapel-en-le-Frith, which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a sustainable location with access to services and facilities. The

site also lies within the Neighbourhood Plan area for Chapel. Therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

Design

Policy S1 of the Local Plan 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.

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. Policy EQ6 of the Local Plan states all development should be well designed and of a high quality that respects local distinctiveness and sense of place.

The Adopted Residential (SPD) (2005) chapter 9 states that

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

The High Peak Design Guide states:

- *Para 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. Setting back, the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help.*
- *Para 5.8 “All buildings can reach a threshold point beyond which further extension is not possible without destroying their character. A large house can all too easily begin to look like a terrace of houses if it is extended too far from either gable.”*

The proposed extension sits at first floor level above the existing garage, with a pitched roof to mimic the gable roof design of the existing dwelling house. The extension would extend 5.32m from the side elevation of the dwelling at first floor level, the same as the existing single storey garage. The proposed extension would be very marginally stepped down from the existing roof line and would not be stepped back from the front elevation. Throughout the consultation process, amended plans were sought to set back the front elevation and reduce the width of the extension, in order to comply and reflect the adopted Design Guide, However the applicant refused due to wanting to build off the existing garage structure, the agent confirmed a set back to the front

elevation would be possible, however wanted to continue with the submitted plans. Officers also advised that due to the wide nature of the existing ground floor extension a feasible option would be to demolish the existing garage and propose a two-storey side extension with a significantly reduced width, this was not considered to be an option by the applicant.

The existing house is a semi-detached property and spans a width of some 7.8m with the proposed extension extending 5.32m from the side elevation at first floor level. Whilst the property has an attached garage to the side elevation, this remains subservient by way of its single storey nature without causing an imbalance to the semi detached houses, allowing the original dwelling to be read. Nevertheless, the existing garage is well over 50% of the width of the existing dwelling (shown below), consequently, extending this upwards to first floor level would substantially compete with the width of the original dwelling.



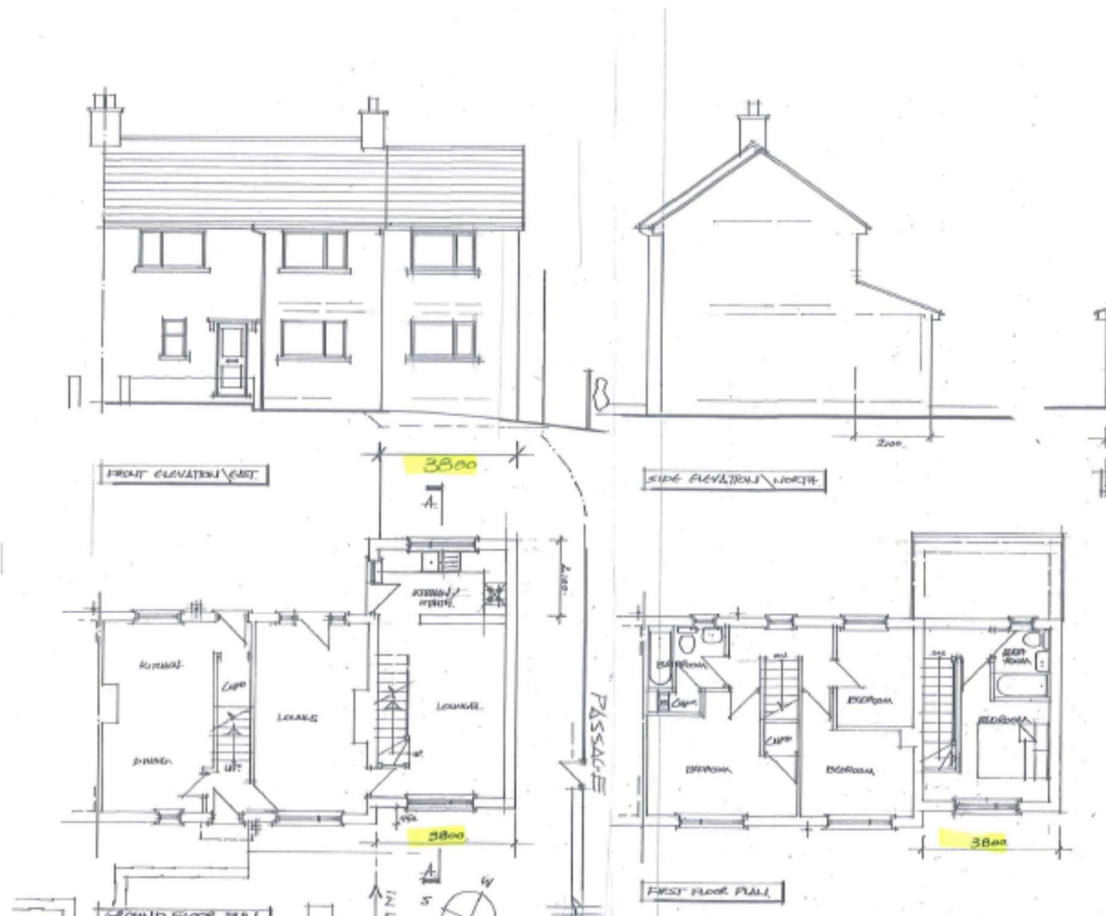
The fundamental issue with the proposal is the scale and width of the proposed extension, and its relationship with to the existing semi, and resultant impact on the wider street scene. The extension clearly and obviously fails to respect the existing proportions of the existing dwellinghouse, and remain subordinate to it, including the failure to set the front elevation behind the existing principal elevation exacerbating design concerns. Moreover the very limited set down from the principle ridge would have no effect on minimising the size and scale of the extension when compared to the proportions of the host dwelling.

It is noted to the south of the site is a private access alleyway creating a significant gap between the application site and no.38, limiting the potential for a terracing effect, however, this does not change the fact the side extension would be an oversized and incongruous addition which would un-balance the existing pair of semi detached houses, creating an overly wide dwelling when compared to the attached neighbour. This is considered to cause harm to the visual character of the dwelling house, its attached neighbour and to the street scene.

Given the semi-detached nature of the property, officers are of the view that the only possible way in which a first floor side extension could potentially be acceptable and enabling the host dwelling and its attached neighbour to constitute to read as the original properties would be if the width of the extension were to be significantly reduced, incorporating a setback showing the front elevation of the extension behind

the existing principal elevation and similarly setting the ridgeline down more significantly below the existing.

Whilst it is acknowledged that other properties along Thornbrook Road have been extended to the side, including the neighbouring no.38 (although not built) which was granted consent under HPK/2019/0039, for a two storey side extension, as shown below, this demonstrates a well design and modest side extension, with more far more appropriate proportions.



The unbalancing effect of the proposal on the dwelling house and its attached neighbour would be very visible in the street scene, and for the reasons outlined above, it is considered to cause visual harm both the street scene and character of the dwelling house. Accordingly, the siting, width, scale and height are not considered appropriate and do not accord with requirements of the High Peak Residential Design Guide SPD, the High Peak Design Guide and fails to comply with policy EQ6 of the Loca Plan.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

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 Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

No windows are proposed in the side elevation and the window to the front elevation faces onto the public highway with over 25m to no.37 Thornbrook road opposite the application site. There are two windows proposed at first floor level to the rear elevation, there is approx. 48m between these windows and No.13 Park Road, the neighbour to the rear, which is well above the Council's privacy standards.

To the south of the site is a private footpath to access the rear of No.38 – No.44 Thornbrook Road. Whilst the proposal will overlook this footpath, there is already some overlooking from the surrounding properties, moreover, given that this is a means of access rather than a private amenity space, there are no concerns regarding loss of privacy.

There are no issues regarding overshadowing or loss of light to any neighbouring properties.

The application is 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 development will result in an increase from three bedrooms to four bedrooms at the application site. The property has parking for up to four cars (including the garage), which is in line with the Council's parking standards, requiring a 4+ bedroom property to have at least three parking spaces. As such, the existing provision for off-street parking will not be impacted by the proposal. There are no highway safety concerns and the proposal complies with local plan policy CF 6.

CONCLUSION / PLANNING BALANCE

The site lies within the built-up area boundary of Chapel-en-le-Frith and Neighbourhood Plan area and is not constrained by any statutory designation. As such, the general principle of extending and altering a domestic property is acceptable, subject to a detailed assessment of all relevant planning considerations.

The proposed development does not result in any harm to residential amenity or highway safety. However, by virtue of the size, scale, width and height of the proposed extension, having regard to the existing character and appearance of the dwelling, the proposed first floor side extension would fail to respect the character and appearance of the existing property and wider street scene by unbalancing the semi-detached

properties, contrary to Local Plan Policies S1 and EQ6, the Residential Design Guide SPD (2005), the Design Guide SPD (2018) and relevant paragraphs under Chapter 12 of the NPPF. As such, the application is recommended for refusal.

OFFICER RECOMMENDATION: Refuse

Case Officer: Jennifer Robb

Recommendation Date: 31/01/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council