

DELEGATED DECISION REPORT

HPK/2025/0006
Valid 13/01/2025

SUNNYBANK HIGHGATE
ROAD
HAYFIELD

CREATION OF SECOND
STOREY EXTENSION OVER
EXISTING MAIN DWELLING,
TWO STOREY FRONT
ELEVATION EXTENSION AND
SINGLE STOREY REAR LEAN-
TO EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact upon the Green Belt
- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site relates to a detached bungalow located on Highgate Road to the south west of Hayfield. The site as existing comprises a partially integrated garage unit which is built below the ground floor level of the existing dwelling. The site is located wholly in the countryside and the Green Belt. The surrounding area comprises predominantly detached dwellings including both two storey dwellings and bungalows of a variety of forms and frontages.

PROPOSAL

The application seeks planning consent for the creation of a second storey extension over the existing main dwelling, a two storey front extension further to a single storey rear lean-to extension.

The application site benefits from two extant permissions, a Class AA Prior Approval application was granted on 31/01/2025 for an additional storey over the main part of the existing dwelling. In addition a certificate of lawfulness was granted on 17/02/2025 for a single storey flat roof rear extension.

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 4 Green Belt 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 and Beautiful Places
Chapter 13 – Protecting the Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2024/0013: PA for additional storey to the principal part of the existing dwelling by removing the roof structure and erecting a new roof structure 2.489m higher than the existing.

Decision: Approved (31/01/2025)

HPK/2024/0514: LDC for proposed single storey rear extension.

Decision: Approved (17/02/2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 20/02/2025
Neighbour consultation period ends: 11/02/2025
Press Advert: N/A

Public Comments

No public comments received.

Town / Parish Comments

No comments received.

Environmental Health (No Objection subject to conditions)

Sensitive Use

The proposed end use of the development is particularly sensitive to the presence of land contamination, for this reason the following condition 1 is recommended.

Construction

The construction/demolition stage of the development could lead to an increase of noise and dust etc. experienced at sensitive premises and subsequent loss of amenity, for this reason conditions 2 to 7 are suggested.

Derbyshire County Council Highways (No Objection – recommends informative)

DCC note that the proposal will increase the amount of bedrooms from 2 to 3, so based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion due to the site having 2 parking spaces which adheres to the County Council Parking Guidance (see extract below), so the HA have no justifiable grounds on which an objection could be maintained and recommend Informative.

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing residential property that lies outside of the built-up area boundary in the open countryside and in the Green Belt. The application is therefore subject to Local Plan (LP) Policies EQ3 and EQ4 and relevant restrictive policies relating to the Green Belt contained under Chapter 13 of the NPPF.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. The policy supports extensions and alterations to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape. LP Policy EQ4 relates to Green Belt development and requires all development proposals in the Green Belt to be assessed in line with national policy.

Paragraph 147 of the NPPF states that Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 goes on to state that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Paragraph 149 sets out the exceptions to where the construction of new buildings are not regarded as inappropriate development. One such exception includes "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building"

Having regard to the above policy context, the principle of development can be supported only where the application can demonstrate that the proposed extensions and alterations are not disproportionate to the original dwelling

Green Belt

The 'original building' is defined within the NPPF as the building as it stood on 1st July 1948 or if built after this date, as it stood in its original form. Based on a site inspection and that the site does not benefit from any extensions (although the site does benefit from two extant extensions which are yet to have been built out), it is accepted that the building as it stands today does indeed comprise the 'original' building for the purposes of the NPPF.

There is no definition within the Local Plan or indeed the NPPF as to what constitutes 'disproportionate additions' and therefore each application should be assessed and determined on a case by case basis, on its own individual merits.

With regard to assessing whether a proposed development would constitute a disproportionate addition to the original building is to establish the floor area and volume of the original building. Given that there is no defined increase within the NPPF in the majority of cases and depending on site specific context it is generally accepted that additions and extensions which would result in an increase over the original floorspace and/or volume by more than 1/3 would generally constitute as disproportionate and thus contrary to Green Belt Policy other than where very special circumstances apply.

The proposed extension would increase the height of the building by 2.4m and result in its conversion from a bungalow to a two storey detached property. The proposals constitute a very large extension which when assessed cumulatively would substantially increase the size of the property beyond the size of the existing dwelling.

The proposed extensions would equate to a 79.2% increase in the dwellings floorspace over that of the original dwelling. Therefore, the proposed extension would clearly not constitute a proportionate addition to the existing property and therefore does not meet the exception outlined under Para 147 of the NPPF for householder extensions in the Green Belt and is contrary to national Green Belt policy unless sufficient very special circumstances have been demonstrated by the applicant.

Very Special Circumstances - Fall Back Position

In lieu of the above the proposals must demonstrate that very special circumstances apply for proposals within the Green Belt which do not meet the exceptions outlined under Para 147 of the NPPF.

The application site in this instance benefits from two extant permissions (Ref. HNT/2024/0013 & HPK/2024/0514) which have granted the site permission for the erection of an additional storey to the site via Prior Approval Class AA under the GPDO as well as a flat roof single storey rear extension approved via a Lawful Development Certificate.

The proposed extensions as already approved would create an additional 87.9% of developed floorspace over that of the original dwelling. Which is an additional 8.7% increase in floorspace over what is proposed via this application.

With consideration to this and given that the proposed extensions sought through this application would have a softer design appearance and are considered to be more in keeping with the character of the surrounding area and guidance set out in the Residential Design Guide SPD and Design Guide SPD it is considered that given the possibility to create larger disproportionate extensions via the Prior Approval and Lawful development certificate applications the development as proposed in this instance is considered to have demonstrated adequate very special circumstances that would outweigh any potentially adverse impacts upon the character and the openness of the Green Belt.

Therefore, the proposed extension is considered to be acceptable in principle in accordance with Local Plan policies S2, EQ 3, EQ 4 and national policy outlined in the NPPF subject to compliance with other material considerations such as impact upon residential amenity, design, appearance and impact upon the surrounding area.

Design

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.

Whilst it is acknowledged that the proposed extensions would significantly alter the size and appearance of the building it is accepted that an extant permission exists for an additional storey approved via Class AA of the GPDO (date 31/01/2025) and therefore the site would already be able to create an extension which would be of an even larger scale than that proposed via this application.

The proposed first floor and two storey extension elements do not respect the scale and height of the host dwelling however these extension elements are judged to have a softer and less imposing appearance than the extensions approved via the Prior Approval application and by virtue of this would appear less visually prominent within the street scene.

Additionally, it is noted that Highgate Road does comprise a variety of dwellings including bungalows and two storey detached properties which are not uniform in their nature or their design and therefore the proposed two storey nature of the extensions and its design and appearance are not considered to have a detrimental impact upon the character of the surrounding area or visual amenity.

The proposed single storey lean-to extension element is located wholly to the rear of the site and would not be visible within the street scene. The site benefits from an extant permission for a single storey flat roofed rear extension of the same size approved via a S192 Certificate of Lawfulness (Date 17/02/2025). The proposals in this instance would create a lean-to extension which is deemed to be beneficial over the flat roof extensions' design.

Section 9.4.1 of the Residential Design Guide SPD states "*In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided*"

With consideration to this, that the extension approved via the S192 application would comprise a flat roof design and the proposed extension in this instance would comprise a mono-pitched roof. The proposed rear extension is judged to form a subordinate and congruous addition to the existing dwelling. The proposed rear extension would not have an adverse impact upon the character of the existing dwelling.

The proposed design of the proposed development is of a high quality and would use materials which are in keeping with the existing dwelling and that of the surrounding landscape. Consequently, the design and materiality of the proposals is deemed to be appropriate in this instance.

With regard to the above the proposed development is considered to be contrary to the Residential Design Guide 2005 and Design Guide 2018 SPDs, however given the unique circumstances surrounding the existing extant permissions the development hereby proposed would have a more appropriate design which would result in less harm to the character of the existing property and visual amenity than the proposed extensions already approved. Therefore, the proposals are judged to be in accordance with High Peak Local Plan Policy EQ6 and the National Planning Policy Framework (NPPF).

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.

There are no residential properties located to the rear or opposite the site which instead comprises open green fields which forms part of the Green Belt landscape. The nearest residential properties are located approximately 50m to the northwest and 90m to the southeast. Given the interface distances to nearby properties the

proposed development is not judged to have any detrimental impacts upon residential amenity in accordance with Local Plan policy EQ 6, SPDs and the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, and the National Planning Policy Framework.

Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Stuart Talbot

Recommendation Date: 10/03/2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council