

Introduction

This design and heritage statement has been prepared in support of a householder application submitted to High Peak Planning Authority for 60 Old Road, Whaley Bridge, High Peak SK23 7HS.

The application relates to the demolition of an unsightly canopy to the rear of the property and the erection of a single storey rear extension measuring 2.400m from the rear wall of the dwelling.

The host dwelling is a 1920's hipped roof semi-detached property located within the Conservation Area of Old Road, Whaley Bridge. The property is elevated above the highway and constructed of random coursed stone, pebble dash render and Upvc windows. The wider street scene consists of a mixture of house types and ages of property including both residential and some commercial / light industrial.

This document sets out the design proposals taking into consideration the site and neighbouring physical features, the existing built forms, access, use of the building and the relevant planning policies and guidance of the National Planning policy Framework (NPPF) and High Peak Planning Authority.

This document should be read in conjunction with all other documents forming the submission.

Relevant Planning Policies and Considerations

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development S 6 Central Sub Area Strategy

EQ 6 Design and Place Making

EQ 7 Built and Historic Environment

CF 6 Accessibility and Transport

Other Material Planning Considerations

High Peak Design Guide 2018

National Design Guide 2019

Whaley Bridge Conservation Area Character Appraisal

Design Proposal

The site has a north west facing orientation containing a three bedroom detached two storey dwelling. The property is set back from the pavement with front garden. There is pedestrian side access to the south to the rear garden which is extensively sloped and terraced.

The rear garden consists of a small patio space which is covered by a steel frame and perspex sheeting canopy. Beyond the patio is a retaining wall with brick outbuilding built into it. Stepped access raises to the high portion of garden and amenity space.

To address the applicants changing needs the proposal provides a single storey rear extension with pitched roof creating a better internal layout with increased size of kitchen with integrated dining space.

The proposal sees the removal of the existing canopy over the patio which is not in keeping with the property. Given that the area of the extension is sandwiched in between the rear of the dwelling and the existing retaining structures of the sloped rear garden the finish is dash render to continue the existing material on the side and rear elevations.

The roof is pitched tiled to match the existing main roof with conservation roof lights to provide both natural daylight and ventilation.

The existing outbuilding is maintained as a store.

Due to the nature of the sloping site, the application property does not overlook any other property and due to the site levels the extension is not viewed by any neighbouring plot as an additional mass as the extension is fully consumed within the natural topography.

The scale, material, proportion, form and details of the proposal are all in-keeping with the scale of the host dwelling and but for the site being located within the conservation area the proposal would fall within the scope of rear extension allowed under permitted development.

Planning Appraisal

The National Planning Policy Framework (NPPF) states that there should be a positive approach with the presumption in favour of approval of applications where the proposals demonstrate compliance with relevant policies of the Local Development Plan (LDP).

The proposals submitted are based on the guidance provided by the LDP. With the development fully contained to the rear of the property there is no material affect on the street scene.

The host dwelling is not deemed to be a heritage asset within the conservation area and therefore there is no adverse affect on the character of the site or wider surrounding environment.

Parking

The proposal does not affect the number of bedrooms or occupancy and therefore the existing parking condition is not affected.

Conclusion

The proposal submitted follows the principles and is compliant with local and national policy in favour of sustainable development.

It meets all the aspirations of local design guidance in the LDP and supplementary design guidance with regard to massing, scale, form, materials and the relationship of neighbouring properties, the street scene and the wider neighbourhood.

It demonstrates the adaption of an existing dwelling for the applicants changing circumstances and is in-keeping with the scale, character and appearance of the surroundings and local area and is therefore submitted for approval.