

DELEGATED DECISION REPORT

HPK/2025/0014
Valid 28/01/2025

3 MANCHESTER ROAD
TINTWISTLE

PROPOSED PORCH TO SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site refers to a two storey semi-detached property of a natural stone construction located on Manchester Road in Tintwistle. The application site lies just outside the settlement boundary of Glossop (approximately 50m) and is wholly within the countryside and the Green Belt. The site as existing comprises a large single storey side extension, however there is no available planning history in relation to the site.

The surrounding area comprises a mix of property types including terraced, semi-detached and detached properties. To the rear of the site lies open green field parcels in agricultural use.

PROPOSAL

A number of revised plans have been submitted over the course of the application. The latest plans and those which pertain to this application now relate solely to a side porch extension. The original plans showed a single storey rear extension, which has been removed due to concerns over the impact on the adjoining neighbour and green belt policy. Moreover, the original proposals to create a new access and dropped kerb have been removed following an objection from the Highway Authority.

The proposed porch extension would be set back significantly (4.6m) from the principal elevation of the original front elevation of the dwelling. The proposed porch would measure 1.3m in width from the existing side extension's side elevation and 3m in depth. The proposed porch would have a maximum height of 2.7m and 2m to the eaves. The proposed porch would be set down from the ridge height of the side extension by 0.5m.

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 3 Rural 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 – N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 20/03/2025
Neighbour consultation period ends: 28/02/2025
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways

The HA note that submitted drawing 003A shows an oblique on-site vehicle parking space of 2.4m x 5.5m (albeit the County Council dimensions require a minimum 2.4m x 4.8m with a circulation space around the vehicle as recommended in Lifetime Homes Standards), but no on-site vehicle turning can be provided and vehicle visibility splays onto a classified road (A628) have been shown.

Therefore, based on the analysis of the information submitted and a review of Local and National policy the HA concludes that as drawn, there would be an unacceptable impact on Highway Safety and recommend refusal

This element of the proposals has since been omitted from the proposed development.

OFFICER COMMENTS

Principle of Development

The application seeks permission for an extension 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 153 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 154 sets out the exceptions to where new development within the Green Belt is 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. 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.

The site does appear to have an existing large single storey side extension at present whilst there is no planning history to corroborate this. Available historic mapping shows that the side extension was built after 1948 after the construction of the original dwelling. Therefore it is accepted that the original building has a floorspace of 89.22 sqm and the existing extension creates an additional 26sqm of floorspace as it stands today. Any further additions are to be assessed cumulatively with the existing extension to ensure that they do not combine to form disproportionate additions.

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 porch would add 3.9sqm of floorspace to the dwelling which in combination with the existing side extension would add 29.9sqm of floorspace over the original dwelling which would equate to a 33.5% increase over the original dwelling. Therefore as the proposed extension would result in a cumulative extensions of just over 1/3 of the original dwelling. It is judged that the proposed extension when assessed cumulatively would not lead to a disproportionate addition and is therefore meets the exception for house extensions in the Green Belt under paragraph 154 of the NPPF and complies with national Green Belt policy.

Consequently, the proposed extension is considered to be acceptable in principle in accordance with Local Plan Policies EQ3, EQ4 and the NPPF subject to compliance with other material considerations such as impact upon residential amenity, design and visual amenity.

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.

The proposed development has been revised to omit the proposed rear extension element and this application now only seeks consent for the proposed side porch element.

The proposals comprise a modest porch extension which is set back significantly from the principal elevation (by 4.6m) and set down from the height of the existing extension (by 0.5m). The proposed porch features a hipped roof similar in design, profile and pitch to that of the existing side extension. As a result the proposed porch would harmonise with the existing dwelling and side extension to create a sympathetic extension which would not have any adverse impacts upon the character of the existing property.

The proposals are modest in their nature and would result in the creation of a small subordinate addition which would have very limited prominence within the street scene. The proposed development would comprise natural facing stone walls to match that of the existing property which is supported. Owing to the proposed developments small size, that it would be in keeping with the existing property and would not have any adverse impacts in relation to its design and would not have any unacceptable impacts upon visual amenity the proposed porch is deemed to comply with Policy EQ6 of the High Peak Local Plan, Design Guide SPDs and the 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.

As above the proposed development has submitted revised plans to no longer comprise the rear conservatory element.

As such the 45 degree rule is no longer applicable in this instance as the proposed porch would not extend beyond the front or rear elevations of the existing dwelling. Therefore the proposed porch would not result in any overshadowing or loss of light to the adjoining property of no.1 Manchester Road.

There are no properties within the vicinity to the rear or to the east, the proposed porch is set back substantially from the principal elevation. There are properties opposite to the south along Manchester road, however given the interface distances present (18m) and that the proposed porch being set back approximately 4.6m from

the existing front elevation of the side extension the proposals are assessed to not have any detrimental impacts upon loss of privacy or lead to overlooking.

Consequently the proposed development is deemed to not have any adverse impacts upon residential amenity and complies with Local Plan Policy EQ6, SPD's and the NPPF.

Highway Safety

The application previously proposed the creation of a new access, and dropped kerb however following an objection from Highway in relation to highway safety the applicant subsequently omitted this element of the proposals from the description of development. Therefore the proposed development is not judged to have any detrimental impact upon highway safety in accordance with Local Plan Policy CF 6. The proposals would not increase the bedroom provision currently onsite or result in the loss of onsite parking and therefore complies with the High Peak Parking Standards set out in Appendix 1 of the High Peak Local Plan.

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

Case Officer: Stuart Talbot

Recommendation Date: 31/03/2025

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council