

DELEGATED DECISION REPORT

HPK/2025/0037
Valid 13/02/2025

33 GREGGS AVENUE
CHAPEL-EN-LE-FRITH

SINGLE STOREY SIDE AND
FRONT EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbouring amenity
- Parking and access

DESCRIPTION OF SITE

The application site relates to a two storey semi-detached property on Greggs Avenue, the properties along Greggs Avenue have a reasonably consistent character with some dwellings along this stretch previously extended to the rear or side. The application site shares an adjoining boundary with no 35 to the north and no. 31 to the south.

PROPOSAL

The application proposes a single storey front and side wrap around extension with two roof lights, for a study and utility room.

Throughout the consultation period, amended plans were requested to show an additional parking space to the front of the dwelling.

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

National Planning Policy Framework

Chapter 2: Achieving sustainable development
Chapter 12: Achieving well designed places

Chapel-en-le-Frith Neighbourhood Plan

No relevant policies

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 08/04/2025

Neighbour consultation period ends: 17/03/2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

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

Derbyshire County Council Highways

As this is a 3 bedroom dwelling, 2 spaces are required (this also aligns with the County Council parking guidance) and although there are no highway objections to the planning application, an additional parking space is required to the front of the dwelling which will involve the extension of the dropped kerb, so in order to implement the scheme a separate construction approval process with the Highway Authority will need to be progressed – this scrutinises the access construction details and will be necessary in order for the Highway Authority to enter into a Section 184 Agreement for any works. Therefore, the Highway Authority recommends Informative Notes are appended to any consent granted.

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

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.”

The proposal represents a modest single storey front and side extension with both a hipped roof and monopitch roof. Although mono pitch roof would reflect the character of the dwelling, the proposed hipped roof would not, with the host dwelling having a gable roof form. The side element extends just over 2m from the side elevation, less than half the width of the host property, remaining largely subordinate.

Although the proposed extension is clearly visible in the street scene due to its position on the front and side elevation, it is a modest addition, with the overall design, generally remaining sympathetic to the appearance of the property. Materials used in the external surfaces of the development comprise brown brick and tiles to match the existing dwelling house, these are acceptable and ensure that the extension assimilates with the host property. The scale and design of the proposal are acceptable in the context of the residential area and it is not harmful to the street scene.

Officers requested an additional parking space to the front of the dwelling, due to the loss of an existing off road parking space. Parking to the front of the properties is commonplace along Greggs Avenue, and although Officers have noted the angled parking space, this would potentially prevent the need to extend the dropped kerb and the retention of some of the grass allows for appropriate drainage. Consequently, the additional parking space is acceptable.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with requirements of policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

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.

The extension sits to the south and east elevations of the property, therefore, there are no amenity impacts regarding the neighbouring no.35 adjoining the property to the north.

There are no ground floor side facing windows to the north elevation of no.31 Greggs Avenue, with the exception of a small porch window, this would not be classed as a habitable room and there are no concerns regarding loss of light or overshadowing to this neighbour.

There no windows proposed to the side or rear elevation of the extension, therefore, no loss of privacy or overlooking to no. 31 as a result of the proposal. The ground floor window to the front elevation will serve the study with a generous distance of over 25m to no.20 Greggs Avenue opposite, well above the Council's privacy standards.

The application is considered to be 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 application site has provision for two parking spaces as existing, one to the side and one to the front of the dwelling. The proposal will not lead to an increase in bedrooms at the application site, however, it will lead to the loss of the parking space to the side of the dwelling. The Council's parking standards require a 3 bedroom property to have provision for two parking spaces.

Therefore, amended plans were agreed with the formation of an additional parking space to the front of the dwelling in order to comply with the Councils parking guidance contained at Appendix 1 of the Local Plan. As such, the existing provision for off-street parking will not be impacted by the proposal, overall, are no highway safety concerns and the proposal complies with local plan policy CF 6. The highway officers comments are noted in respect of the potential need to extend the dropped kerb, an informative will be imposed to advise the applicant of this matter.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts and is of acceptable design. It is considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Jennifer Robb

Recommendation Date: 28/04/2025

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council