

DELEGATED DECISION REPORT

HPK/2025/0025
Valid 10/02/2025

PADDOCK LODGE
PADDOCK LANE
WHALEY BRIDGE

**DEMOLITION OF EXISTING
GARAGE AND FORMATION
OF NEW GARAGE AND A
FIRST FLOOR LOUNGE SIDE
EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application relates to Paddock Lodge, a large two storey detached dwellinghouse constructed following the granting of planning permission in 1988, set within a generous and enclosed plot at the end of Paddock Lane, at the eastern fringes of Whaley Bridge.

The existing dwellinghouse is constructed in a lightly coloured stone with fenestration finished in a light blue UPVC, and is characterised by a single storey garage on its northern side which is utilised as a balcony above.

PROPOSAL

The application seeks permission to demolish the existing garage and replace it with a two storey extension made up of a new garage at ground floor level with first floor extension above which would serve additional ancillary living accommodation. A link is also shown to be introduced connecting the side elevation of the first floor to raised ground that sits adjacent to the house on its northern side.

Further to minor design issues identified by Officers, a revised Proposed Front Elevation Plan and Proposed First Floor Plan (Rev A) has been submitted which are the subject of assessment within this report.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the Whaley Bridge Neighbourhood Plan (2024) and the High Peak Local Plan (2016). Adopted

Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

Whaley Bridge Neighbourhood Plan 2024

WB-E1 Sustainable Design

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ6 Design and Place Making

National Planning Policy Framework 2024

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/6544	Detached dwellinghouse (Approved 16/05/1988)
HPK/0003/6988	Demolition Of Existing House & Replace With 5 No. Detached Houses (Refused 08/04/1998)
HPK/0003/9473	Addition Of Bay Window And Porch To Front Single Storey Side Extension To Form Garage & Wc Single Storey Rear Extension For Sitting Room (Approved 17/11/2000)
HPK/2014/0274	Single Storey Extension (Approved 25/07/2014)

CONSULTATIONS

Publicity

Site Notice expiry date: 9th April 2025
Neighbour consultation period ends: 10th March 2025
Press Advert: N/A

Public Comments

None

Whaley Bridge Town Council Comments

No comments received.

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for domestic extensions and alterations that relates to an existing residential dwellinghouse, are contained entirely within its associate curtilage. The site lies within the built-up area boundary of Whaley Bridge, one of the larger settlements that sits at the summit of the settlement hierarchy under Local Plan (LP) Policy S2, an area which will be the focus for housing and economic growth. As such, the principle of development is acceptable.

Design Character and Appearance

Whaley Bridge Neighbourhood Plan (WBNP) Policy WB-E1 contains a number of design principles that should be adhered to in all developments. Such principles include the requirement for development to compliment the townscape character and wider context with regards to scale, height, massing, and roofscape.

LP Policy S1 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.

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.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The application relates to a residential dwellinghouse that does not display any particular architectural merit, located within a large generous residential plot that is well screened on all sides. As such the sensitive to development on this site is considered to be relatively low.

In its original form, concerns were identified by Officers in relation to the proposed extension. The introduction of timber cladding is neither a traditional nor an appropriate material particularly when considering the fact that it is proposed on the principal elevation of the extension. The applicant was therefore advised to remove this aspect and ensure that the extension is constructed entirely in a matching stone.

The fenestration on the front elevation as originally proposed was also considered to be wholly at odds with that seen in the main house. The applicant was therefore advised to replace this with a standard window that is located centrally and consistent in terms of appearance and finish with those seen in the main house is introduced.

Revised Elevation Plan (Rev A) show the removal of timber cladding, substituting this aspect with matching stone, and has replaced the previously harmful window with a more standard opening that is consistent with those seen in the main house. It is therefore considered that the minor design issues identified have been satisfactorily addressed.

The proposed development also sees the introduction of a link that would connect the first floor of the extension to raised ground of a similar height that lies within the domestic curtilage and would be used for ancillary purposes. The link would be formed of a balustrade with glass panels, connected to the ground via a single pillar.

In more sensitive and more prominent locations (e.g. within the countryside) it is unlikely that this aspect would be supported of the Council, owing to the introduction of contemporary materials, in addition to the apex windows on this side elevation. However, consideration must be given to the specific context of this site and the lack of visibility from public vantage points.

Whilst one could take the view that the proposed balustrade and its associated pillar and apex window would to some degree, be at odds with the existing proportions and characteristics of the main house, it is considered that due to its modest scale and height, and lack of visibility from any public vantage point, the degree of any identified harm is not sufficient to warrant a sustainable reason for refusal. As such, it is considered that as a matter of planning balance, this aspect of development is acceptable having regard to the specific context.

In conclusion, the application in its final revised form is considered to be compliant with WBNP Policy WB-E1, LP Policies S1 and EQ6, relevant Supplementary Planning Guidance and relevant paragraphs contained under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect 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.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The existing dwellinghouse is located within a generous and very much enclosed plot at the end of Paddock Lane. The nearest properties to the site are Paddock Rise, situated some 25m to the south-west, and the recently constructed No.7 Paddock Lane, situated in excess of 50m to the west. Both properties have little to no spatial or visual relationship with the proposed development and would not be adversely affected with regards to overbearing impacts, loss of privacy, or loss of sunlight.

As such, in light of the nature of the proposed development, and its distant relationship with neighbouring properties, there would be no adverse harm to residential amenity in accordance with LP Policy EQ6, the High Peak Residential Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

The application seeks extensions and alterations to an existing residential property, contained entirely within its domestic curtilage, on a site that is located within the built-up area boundary of Whaley Bridge. The principle of development is therefore acceptable.

Positive and proactive dialogue with the applicant has resulted in revised plans being submitted that are found to satisfactorily address initial design concerns and on balance, having regard the proposed development as a whole, are acceptable in its revised form. The proposed development would not result in any adverse harm to residential amenity.

As such, the application in its revised form is considered to constitute a sustainable form of development in line with LP Policy S1a and paragraph 11 of the NPPF and is thus recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 7th May 2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council