

DELEGATED DECISION REPORT

HPK/2025/0134
Valid 31/03/2025

OAK HOUSE FARM LODES
LANE
SMALLDALE

DEMOLITION OF PORCH TO
FRONT AND CONSTRUCTION
OF NEW TO SAME
FOOTPRINT, FIRST FLOOR
EXTENSION OVER SIDE
LEAN-TO AND
CONSTRUCTION OF NEW
SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity
- Nutrient neutrality catchment area

DESCRIPTION OF SITE

The application site relates to a detached dwelling house, within a large plot, with a driveway to the front and a rear garden. The property is currently redundant and disused, in need of repair. The house sits in a moderately remote location off Lodes Lane with ruins of farm buildings to the west, there are no immediate neighbours.

PROPOSAL

The application is proposing the demolition of the existing front porch, which is in disrepair and replacing this with a porch of the same footprint and a dual pitched roof. The application also proposes a first floor side extension on top of the existing lean-to element and the construction of a single storey 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 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

Supplementary Planning Guidance

High Peak Residential Design Guide SPD
High Peak Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/981/940 - For Proposed Kitchen Extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 06/05/2025
Neighbour consultation period ends: 29/04/2025
Press Advert: N/A

Public Comments

None

Derbyshire County Council Highways

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Smalldale which is identified as a Smaller Village in the settlement hierarchy under Local Plan Policy S2, which allows for limited development. The application seeks permission for extensions and alterations to an existing property that lies within the built-up area boundary on a site that is not constrained by any sensitive statutory designation. As such the principle of development is supported subject to an assessment of all relevant planning considerations.

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 existing porch is to be demolished, and replaced with a new porch of the same footprint, amending the mono pitched roof to a dual pitched roof. The porch would be of simple design with the front door as the central feature, there would be no loss of legibility to the principle elevation and the replacement porch is considered to represent a visual improvement.

A first floor side extension is proposed above the existing lean-to, having regard to the adopted High Peak Design Guide (2018), the authority is keen to encourage set back and stepped down distances particularly at first floor level, to ensure that the existing dwelling can be clearly read alongside the new extension. This is more crucial on semi-detached or terraced properties in order to avoid a terracing effect where the gaps between properties are typically smaller. The extension would be stepped down from the roofline and in from the principle elevation, in line with the existing single storey lean-to and would be proportionate and balance comparable to the main house.

The rear extension element would extend 3m from the rear elevation of the host dwelling and would remain largely subordinate by way of its single storey nature. Officers have noted high levels of glazing proposed to the southern elevation of this extension, which would not be considered in keeping with the character of the dwelling, however, due to the rear location this fenestration would not be visible from the street scene or any public vantage points and is therefore acceptable in this instance.

The replacement windows represent a vertical emphasis, in keeping with the character of the dwelling house, the bi-folding doors to the front elevation are to replace the existing barn style door. Due to the remote location, there will be limited views of the development from the street scene, with only glimpses from Lodes Lane. The proposed materials are random limestone and slate roof coverings to match existing, as such no harm will be caused to the character of the dwellinghouse or the street scene.

Given the reasons outlined above, 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 property sits within a large detached plot with no immediate neighbours, as such there are no concerns relating to overshadowing or loss of light.

The fenestration to the rear extension would outlook onto the rear garden of the application site and open field to the rear which slopes to the south, preventing any potential overlooking to Rose Cottage which sits some 17m to the south.

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.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not surface water run-off from the site. However, the proposal does involve additional bedroom and bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

Highway Safety

The floorplans show the proposal will result in a four bedroom dwelling house. The application site benefits from a large driveway and the plans show provision for three parking spaces, in line with the Council’s parking standards for a four bedroom property. The existing provision for off-street parking will not be impacted by the proposal. As such, there are no highway safety concerns and the proposal complies with local plan policy CF6.

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 and 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.

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). 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:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- 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.

The application seeks consent for extensions and alterations to the existing domestic property that lies within the built-up area boundary. An assessment of the application has found all aspects of development proposals to be of a satisfactory design that relates well to and respects the character and appearance of the existing dwelling and wider landscape character. Moreover, the development would not result in any adverse harm to residential amenity. It is therefore concluded that the proposal constitutes a sustainable form of development and in line with Policy S1a of the Local Plan and paragraph 11 of the NPPF is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Jennifer Robb

Recommendation Date: 27/05/2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council