

DELEGATED DECISION REPORT

HPK/2025/0138

Valid 11/04/2025

36 MAYFIELD DRIVE

DOVE HOLES

PROPOSED GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbouring amenity

DESCRIPTION OF SITE

The application site relates to a detached dwelling situated within a spacious plot, with a rear garden to the south and driveway to the north, with parking provision for three cars. There is some soft landscaping within the plot, which sits to the north, adjacent to the current parking provision. The site forms part of the wider new build estate in Dove Holes, parts of which are still under construction.

PROPOSAL

The application is proposing a detached garage which is to be sited to the north of the main dwelling house and existing driveway.

The garage is proposed to have an internal floorspace of some 23sqm, with an eaves height of 2.56m and a ridge height of just under 4m. The garage is to be constructed from reconstructed stone in Buff and interlocking grey tiles, with a garage door to the south elevation fronting onto the driveway.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0319 - Proposed Outline Application With All Matters Reserved For Residential Development. Approved 10/09/2013

HPK/2015/0563 - Application for Approval of all Reserved Matters Relating to HPK/2013/0319 & HPG/2013/0625 for Phase 1 - 21 Dwellings. Approved 20/04/2016

HPK/2016/0488 - Application for approval of reserved matters pursuant to outline planning permissions relating to HPK/2013/0319 & HPK/2013/0625 for 'Phase two' 83 dwellings. Approved 25/10/2019

HPK/2018/0526 - Application to vary Condition 3 of Outline planning permission HPK/2013/0625 to facilitate a phased discharge of the condition and phased development. Approved 16/12/2018

CONSULTATIONS

Publicity

Site Notice expiry date: 03/06/2025
Neighbour consultation period ends: 16/05/2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

No objection

Derbyshire County Council Highways

The internal dimensions of the garage are considered sufficient to accommodate a vehicle, the garage door width of 2.0m is below the absolute minimum width of 2.3m recommended.

There are also concerns that due to the orientation of the garage, should a vehicle be present in any of the existing parking spaces associated with the dwelling, access to and from the garage with a vehicle will be prevented.

However, on the basis that the dwelling benefits from three parking spaces currently, which are to be retained, and the proposed garage building will not compromise visibility splays associated with the adjacent parking spaces, the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Dove Holes, which is identified as a Larger Village in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to some services

and facilities. Therefore, the principle of development is acceptable subject to a detailed assessment of 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.”*
- *Chapter 9.7 states: “Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house. Double garages should have two openings wherever possible, to maintain proportion, and with the roof ridge parallel to the doors. Flat roofs should be avoided. Doors with vertical emphasis are usually preferred and timber side hung door may be required in sensitive locations.”*

The more recent High Peak Design Guide (2018) Chapter 5.10 States:

- *These need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should match those of the parent building. A separate garage building is often the better solution.*

The garage would appear subservient to the main dwelling, by way of its single storey nature, officers have noted the garage is stepped significantly away from the main dwelling, however, it remains within the domestic curtilage and well related to the existing driveway.

The construction of the garage would result in the loss of the existing soft landscaping which would be readily visible from the street scene. Nevertheless, following a site visit, it is evident landscaping is minimal throughout the site, some of the grassed area to the north of the garage will be retained, and given the residential and built up nature of the wider estate, it could not be considered that the loss of this will undermine the character of the area. The site is not constrained by any sensitive statutory designations, and the proposed materials and roof pitch are to match those of the host and surrounding dwellings, as such the proposal would not be detrimental to the street scene.

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 application site relates to a detached plot which shares a boundary with the rear gardens of No.s 114-120 Hallsteads to the west. Due to the siting of the garage, being 25m from the rear elevation of these properties, there are no concerns regarding overshadowing or loss of light to any neighbouring property. Due to mature trees along the adjoining boundary with no.120 Hallsteads there would be no harm relating to overbearing impacts for this neighbour.

There are no windows proposed to the garage and there would be no overlooking or loss of privacy to any neighbouring property.

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

Officers have noted the concerns raised by Derbyshire Highways, however, the existing three parking spaces are to be retained at the site remaining in line with the Council's parking standards. There will be no increase in demand for off-street parking and the proposal complies with Local Plan Policy CF6.

CONCLUSION / PLANNING BALANCE

The application seeks consent for the erection of a detached garage ancillary 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 surrounding area. 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: 06/06/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council