

DELEGATED DECISION REPORT

HPK/2025/0069
Valid 19/03/2025

2 BLUEBELL CLOSE
HAYFIELD

PROPOSED SINGLE STOREY
SIDE EXTENSION TO FORM
UTILITY AND LARGER
KITCHEN/DINING
(RESUBMISSION OF
HPK/2023/0181)

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Impact upon Protected Trees

DESCRIPTION OF SITE

The application relates to a large, detached dwelling house on a corner plot at No.2 Bluebell Close within the defined settlement boundary of Hayfield. The house is two storeys with a single storey double garage projecting in front of the property to create the 'L' shape. There is parking to the front of the property, providing space for 2 vehicles. There is a large wrap around garden to the side/rear of the property, creating a generously sized curtilage.

The surrounding properties do not respect a strict building line although are relatively uniform in their scale and appearance.

PROPOSAL

The application seeks full planning consent for a single storey side extension projecting beyond the existing south facing side elevation. The proposed extension would comprise a lean-to roof and facing materials of stone and blue slate to match the existing dwelling.

The proposed extension would measure 3.3m in depth from the existing south facing elevation and would have a width of 9m, set back approximately 0.6m from the principal elevation. The proposals would have a height of 2.5m to the eaves and a maximum height of 3.5m to the ridge.

The site has previously been granted permission in 2023 (HPK/2023/0181) for a single storey lean-to extension to the south facing side elevation which was similar in both its scale and appearance albeit slightly larger than the proposed extension

proposed via this planning application. This approved permission has not been built out, however is extant and offers a substantial fall-back position.

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
EQ 9 Trees, woodland and hedgerows

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2012/0486: Proposed widening of existing dormer to front roof. (Approved 15/10/2012)

HPK/2016/0444: Proposed widening of existing dormer on front elevation. (Approved 25/10/2016)

HPK/2023/0181: Proposed single storey side extension to form utility and larger kitchen / diner. (Approved 06/07/2023)

CONSULTATIONS

Publicity

Site Notice expiry date: 26/06/2025
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No public comments received.

Town / Parish Comments

No comments received.

LLFA

No comments to make

Tree & Woodland Officer

The proposed development is within DCC TPO 153 which is in the form of an Area Order at this location and protects all trees which were present when the order was made in 1975. The proposed extension is close to mature trees and may have a detrimental effect upon them due to encroachment on the Root Protection Areas of protected trees and by causing future pressure to prune trees which may overhang the new extension.

I note that arboricultural information is currently absent from the application. In order to provide sufficient information to accurately assess the likely effects of the proposed development on trees, can we please request further information as regards a full BS5837:2012 Trees in relation to design, demolition and construction

Derbyshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an extension to an existing residential property that lies within the built up area boundary for Hayfield, which is identified as a larger village under the High Peak Local Plan (2016). Given the nature of the proposed development is deemed to be acceptable in principle subject to an assessment of material considerations such as design and residential amenity which are discussed in greater detail below.

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 side extension would have a width of 3.3m, which is less than half the width of the existing dwelling in accordance with the parameters set out in the Design Guide SPD. Therefore, the proposed single storey extension would appear as a subservient addition which would harmonise well with the existing property creating a sympathetic extension which is judged to be appropriate with regards to its design and scale.

The proposed extension would use stone and blue slate roofing tiles to match those of the original dwelling and as such are deemed to be appropriate in that they would help retain the character of the existing dwelling.

The extension is considered to be of an appropriate scale, height, massing, and visual appearance that aligns with the design principles set out under LP Policy EQ6, relevant Supplementary Design Guidance and relevant paragraphs under Chapter 12 of 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.

The extension has no adverse impact on the amenity of neighbours as the extension would be positioned nearly 24m from the neighbours to the south. This would exceed the Council's privacy distance of 21m, which when combined with the close boarded fencing to the external boundaries would ensure that no overlooking would occur. There are no residential properties located to the east of the site, with the nearest dwelling at no.4 Bluebell Close to the north, northwest of the site. However, the proposed extension would not be visible from no.4 as it would be wholly obscured by the original dwelling itself.

With consideration to the above the proposed extension would not have any adverse impacts upon residential amenity in accordance with Local Plan Policy EQ6, the Residential Design Guide SPD and the NPPF.

Impact on Trees

The site lies within a Derbyshire County Council (DCC) TPO area designation.

The DCC Tree Officer has requested that an arboricultural report be provided to ensure no harm upon protected trees. However, in the case of the previously approved application, HPK/2023/0181, an Arboricultural Report / Survey was neither requested nor submitted in support of the application, with the Case Officer assessing the proposals to not be constrained by the TPO area designation given its location. As this application is both extant and slightly larger than the proposal requested in this instance it is considered unreasonable to request an Arboricultural Report be submitted in support of this application.

Neither the existing site or the proposed extension are located in immediate proximity to any trees, therefore on balance the proposed extension would not have any adverse impact upon protected trees in accordance with Local Plan Policy EQ9 and the NPPF.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF. As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 25/06/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council