

DELEGATED DECISION REPORT

HPK/2025/0146
Valid 22/04/2025

LILAC COTTAGE
CROSSINGS ROAD
CHAPEL-EN-LE-FRITH

I) REPLACEMENT WINDOWS & DOORS
II) DRIVE TO BE MADE WIDER TO ALLOW FOR 2NO PARKING SPACES
III) STONE BUILDING TO REPLACE EXISTING SHED & CARPORT
IV) INTERNAL REMODELLING - NEW STAIRCASE, INTERNAL PARTITIONS REMOVED, WOODBURNING STOVE, PLASTERBOARD & SKIM CEILINGS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Character and Appearance of a Listed Building
- Amenity

DESCRIPTION OF SITE

The application site comprises a two storey terraced dwelling located on the north side of Crossings Road, Chapel-en-le-Frith which is within the built-up boundary area. The property benefits from amenity space to the side and rear containing an outbuilding of which is currently in disrepair. The main dwelling is constructed of traditional materials with external walls comprising a natural gritstone and a tiled roof.

The property is a Grade II listed asset.

PROPOSAL

Planning permission is sought for the replacement of all of the windows & doors and to extend the existing driveway to accommodate two parking spaces. The erection of a new outbuilding following the demolition of the existing outbuilding and internal remodelling to the property of which would include a new staircase, internal partitions removed, woodburning stove, plasterboard and skim ceiling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
E1 New Employment Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport
EQ 7 Built and Historic Environment

National Planning Policy Framework

Historic Environment Chapter 16

Chapel-en-le-Frith Neighbourhood Development Plan (2013-2028)

No relevant policies

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant planning history available.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/06/2025

Neighbour consultation period ends: 20/05/2025

Press Advert expiry date: 29/05/2025

By the end of the consultation period no documented neighbouring objections were received.

Chapel-en-le-Frith Parish Council

Not object.

Highways

The proposal will see the existing vehicular access widened to enable two vehicles to park side-by-side, rather than in tandem. There are no highway objections to the proposal in principle.

The existing dropped kerbing to Crossings Road will require extending as part of the proposal.

Regarding gates, whilst ideally these should be set back 5m from the edge of the carriageway, it is noted that the proposal will replace an existing gate with a sliding gate. On this basis it is considered the proposal will not materially alter this existing situation.

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety. There are no justifiable grounds on which an objection could be maintained.

Conditions

The Development hereby approved shall not be brought into use until the access and parking facilities have been provided as shown on drawing 3322-003.

Reason: To ensure conformity with submitted details.

Informatives

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 license. The construction of a modified access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.

Drainage arrangements shall be provided to ensure that surface water from the driveway does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Conservation Officer

The application proposal has undergone revisions at the advice of that councils conservation officer. The comments and recommendations after revisions are as follows:

The revised plans remove the unsympathetic glazing to the single storey rear unit. The like for like replacement of the existing window and door is considered acceptable in line with the details which have been provided. Plans also provide clarification regarding the proposed colour scheme for new windows. Additional ventilation has been introduced to the relocated kitchen and bathroom. The proposed cast iron ventilation presents an appropriate solution to the increase of internal moisture levels.

Conclusions and Recommendations:

In conclusion, the revised details overcome previous concerns regarding inappropriate glazing and a lack of ventilation. However, the submission continues to lack details of the existing and proposed plumbing. The scheme is supported in principle subject to conditions.

Recommended conditions:

1. All new windows and doors hereby granted consent shall be of timber construction only and no trickle vents shall be installed in the external joinery.

Reason:- In the interests of preserving the historic character of the Listed Building in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

2. Prior to the removal of the existing driveway, details of the new cobble stones, including the material type and coursing details, shall be submitted to and approved in writing by the local planning authority. The construction of the new driveway shall thereafter be undertaken in exact accordance with the details approved.

Reason:- In the interests of preserving the setting and historic character of the Listed Building in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

3. Before any construction occurs above damp proof course (dpc) for the outbuilding hereby granted consent, details and samples shall be submitted to and made available on site for inspection and agreed in writing by the local planning authority. The works for the outbuilding shall thereafter be undertaken in exact accordance with the details approved.

Reason:- In the interests of preserving the setting and historic character of the Listed Building in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

4. No development shall be commenced in respect of the features identified below, until details of their design and specification in the form of drawings and sections of not less than 1:20 have been submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in exact accordance with the details approved.

Windows for the outbuilding, including details of their material, opening, colour and finish, glazing bar details
External door details
Details of any heads and cills
Ridge, verge and eaves details

Reason:- In the interests of preserving the setting and historic character of the Listed Building in accordance with Local Plan Policies EQ6 and EQ7 and relevant paragraphs under Chapter 16 of the NPPF.

OFFICER COMMENTS

Principle of Development

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

Planning permission is sought for the alteration of an existing residential property located within the built-up area boundary of Chapel-en-le-Frith. This settlement is identified as one of the larger Market Towns in the High Peak and is positioned at the top of the settlement hierarchy, as defined by Local Plan (LP) Policy S2. Chapel-en-le-Frith is recognised as a key location for housing and economic growth. The application site also falls within the Chapel-en-le-Frith Neighbourhood Plan area, which also confirms its location within the built-up area boundary.

In light of the proposed nature of the development and the relevant planning policy context, the principle of development is only considered acceptable, subject to a consideration of the impact on heritage assets and all material planning considerations.

Design and impact on Heritage assets

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Chapter 16, Paragraph 210 of the NPPF states In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

Policy EQ6 of the adopted local plan states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

Policy S1 of the adopted 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.

Planning permission is sought for:

1. The replacement of all of the windows & doors including the installation of two new rear roof lights.

The existing ground floor front windows are not original features of the listed building. The current windows are positioned flush with the external wall, which results in an incongruous appearance within the historic facade. The proposed replacement windows will be recessed by 30mm, offering a more appropriate and traditional placement within the window openings. The use of hardwood timber frames is considered acceptable and in keeping with the character of the building.

The proposed replacement front door is to be like-for-like in both design and material. These elements will be painted in Jasmine White satin paint which is deemed to be appropriate as it would be sympathetic to the listed building.

2. To extend the existing driveway to accommodate two parking spaces.

This would involve the removal of a section of the existing dry-stone wall will be removed and the gate made wider. The drive will be finished with natural stone cobble sets. The existing five bar gate will be replicated with a double five bar sliding gate. Regarding design, the use of the 5 bar gate and cobble sets are considered to be acceptable. While some of the walling will be lost to accommodate the wider driveway, the majority of the original stone wall will remain in situ. On balance the loss of a small section of dry stone wall is off set by the removal of the unsympathetic tarmac and patio. As such this is considered to create an improvement to the curtilage of the listed building.

3. The erection of a new outbuilding following the demolition of the existing outbuilding.

The proposed outbuilding, to be located to the side and rear of the main dwelling, would have a height of 3.6 metres and a footprint of approximately 18 square metres. It is proposed to be constructed from natural stone, with fenestration details designed to match those of the host property. This design approach is considered to be sympathetic and complementary to the character and setting of the listed building. During the site visit, officers observed that the existing outbuilding is in a state of disrepair. Given its prominent position, it currently detracts from the visual amenity of the area and setting of the listed building. The proposed replacement with a more appropriately designed and higher-quality structure is therefore supported and welcomed by the Council.

4. The internal remodelling to the property of which would include a new staircase, internal partitions removed, woodburning stove, plasterboard and skim ceiling.

During the officer's site visit, it was observed that the existing staircase, internal porch, and living room fireplace are not original features of the cottage. Consequently, their proposed alteration or removal is considered acceptable in heritage terms.

A key amendment made by the applicant was the revision of the originally proposed large side elevation window on the existing single-storey side extension. This has been redesigned to feature more traditional-style openings. The side element will now include a window and door opening, which is considered to integrate more harmoniously with the surrounding area and character of the building.

It is considered that the proposal including the alterations would be acceptable in design terms which would not harm the character and appearance of the heritage asset and in some aspects would enhance the overall appearance of the property. Therefore the proposal is in accordance with LP Policies S1, EQ 6 and EQ 7,

relevant Supplementary Design Guidance and relevant paragraphs under Chapter 16 of the NPPF.

Amenity

Policy EQ6 of the Local Plan requires all new development to achieve a satisfactory relationship with adjacent land and buildings, and protect the amenity of the area, including residential amenity. Aspects of residential amenity can include impacts relating to the loss of sunlight; overbearing and overshadowing; outlook; and privacy.

The proposed amendments to the fenestration and internal remodelling works are not considered to give rise to any adverse impacts on neighbouring amenity. Similarly, the proposed outbuilding, due to its siting to the south of the main dwelling, raises no amenity concerns as visibility of the outbuilding would be low from any neighbouring properties, due to the presence of other outbuildings within the vicinity of the site, and to the rear of the neighbouring dwellings.

The proposal also includes the installation of two new roof lights on the eastern roof slope, facing the rear garden of Palm Cottage. The proposed roof lights would be placed 1.8 metres high in the roof slope thereby making the possibility of overlooking very unlikely.

It is considered that the proposed development will not result in any adverse harm to the residential amenity of any neighbouring property in line with policy EQ6 of the Local Plan.

Highway Safety

Policy CF6 of the Local Plan refers to Accessibility and Transport and requires that new development be located where the highway network can satisfactorily accommodate traffic generated by the development.

The Council's Parking Standards are contained within Appendix 1 of the Local Plan and are reflected within the Highways Authorities consultation.

Paragraph 115 of the NPPF states that local authorities, in determining applications, should consider whether safe and suitable access can be achieved. Applications should only be refused on Highway grounds where the residual impacts are found to be severe.

The application involves the partial removal of the stone wall to accommodate parking for 2 cars side by side. Upon review by the council highways officer, there have been no objections in principle to the proposal. However, the existing dropped kerbing to Crossings Road will require extending as part of the proposal. Appropriate conditions and informative will be applied.

CONCLUSION / PLANNING BALANCE

In conclusion, the application, in its final revised form, is considered to constitute a sustainable form of development which would not have a detrimental impact on the heritage asset or the surrounding area and complies with all relevant local development policies.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 02/07/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council