

DELEGATED DECISION REPORT

HPK/2025/0029
Valid 03/02/2025

44A MARPLE ROAD
CHARLESWORTH

REPLACEMENT OF WINDOWS
AND DOORS, AND
RETROSPECTIVE
PERMISSION FOR NEW
ENTRANCE PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The site comprises a detached bungalow of stone construction which is situated within a row of properties on the north-western side of Marple Road, Charlesworth. The property has a driveway to the front and gardens to the front and rear. The fields beyond the long rear garden are designated as open countryside/green belt. The site is bounded to the north by Nos 40-44 Marple Road and 5 Tomwood Rise and by 44B Marple Road to the south, there is a Public Right of Way to the west.

The site is within the built-up area boundary for Charlesworth.

PROPOSAL

The application is seeking retrospective permission for a front porch and the replacement of windows, doors and a new garage door.

Throughout the consultation period amended plans were sought to remove the proposed black cladding, the amended plans and description of development were subject to a re-consultation.

The partially constructed extension to the rear elevation has been built under permitted development and does not form part of this application.

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 & Documents

High Peak Residential Design Guide SPD (2005)

High Peak Design Guide (2018)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2020/0335 – rear extension. Approved (not implemented)

HNT/2021/0001 – prior approval granted 23/02/2021

CONSULTATIONS

Publicity

Site Notice expiry date: 28/03/2025

Neighbour consultation period ends: 21/05/2025

Press Advert: N/A

Town / Parish Comments

Neither:

- Slightly concerned about the widespread use of black cladding on all elevations, which is out of character with surrounding properties, the Parish Council had no objections.
- Concerned that work was substantially underway. The interior has been stripped out and large excavations undertaken. Scaffolding was in place and work underway on window replacement.
- The Parish Council draws to the Borough Council's attention that it objects to the commencement of the building work without the benefit of planning consent. This gives residents and the Parish Council and other organisations no opportunity to comment on the application. Work should be stopped, and consultations recommence on the application, given the work which has been undertaken so far.

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The property lies within the built-up area boundary of Charlesworth, 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.”

The High Peak Design Guide SPD (2018) para 5.9 states that “porches must be appropriate to the property and well-designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases, an internal porch is a better solution.”

Initial plans proposed the re-cladding of the entire property in black fibre cement cladding panels. Officers have noted the Parish Council's concerns over the extensive use of black cladding. Cladding is not characteristic of the High Peak, therefore, amended plans were agreed to remove this and retain the existing stone. Throughout the consultation period it became clear works have already started with the shell of the porch already constructed. Therefore, the description of development was amended to retrospective and a full re-consultation was carried out on the revised plans and amended description of development.

The application seeks retrospective permission for a flat roofed porch, finished in fibre cement cladding. As per the High Peak design guidance, flat roofs are not typical of the Borough and should generally be avoided. Notwithstanding this, Officers have noted the significant step back of 2.5m of the porch from the principal elevation, with over 17m between the porch and Marple Rd, this coupled with the front garden boundary treatment limits visibility of the porch from the street scene, with only glimpses visible at best. Furthermore, front porches are not uncommon along Marple

Road, including the neighbouring no. 44B, hosting a front porch of a similar design to that at the host property. On balance, and for the reasons outlined above, it could not be considered that this element alone could warrant a refusal.

Officers have noted there are high levels of glazing to the side elevation of the porch, however, the property carries little architectural merit, and the fenestration maintains a vertical emphasis. Due to the side location, this would not be visible from the street scene or any public vantage points and is therefore acceptable in this instance.

Cladding is proposed to the rear gable; however, this is to replace the existing dark cladding which is currently in disrepair and is therefore acceptable in this instance.

It is acknowledged that works started prior to obtaining planning consent, as per the Parish Council's comments. The description of development was amended to retrospective to reflect this, and it should be noted that internal works do not require planning permission, and the replacement of the windows and the roof falls under permitted development rights.

For 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 application site lies within a large, detached plot with no's. 40-44 to the north and no.44b to the south. The size of the porch is modest, stepped significantly in from the side and front elevations, as such there are no concerns regarding overshadowing or loss of light to any neighbouring property.

Glazing is proposed to the side elevation of the porch, with some 6m between this window and the adjoining boundary with no.44 Marple Road to the east. A porch is not a habitable room, and due to the stepped back nature of subject property in comparison to this neighbour there would be no direct overlooking into any windows. The mature boundary treatment maintains privacy for no.44 by screening any overlooking into their outdoor amenity space.

The windows are replacement and impacts on privacy would be no greater than existing.

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 residential amenity.

Highway Safety

The proposal relates to retrospective permission for a porch and window replacements. However, the floor plans show there to be an increase from three bedrooms to four bedrooms. The site benefits from a large driveway and there is provision for three car parking spaces, in line with the Council's parking standards. Therefore, there will be no increase in demand for off-street parking. Furthermore, 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 CF 6.

CONCLUSION / PLANNING BALANCE

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.

An assessment of the application has found all aspects of development proposals to be of a satisfactory design that respects the character and appearance of the existing dwelling and wider street scene. Moreover, the development would not result in any adverse harm to residential amenity or highway safety. 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: 17/07/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council