

DELEGATED DECISION REPORT

HPK/2024/0518
Valid 23/12/2024

13 LEE HEAD
CHARLESWORTH

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The application relates to no. 13 Lee Head located in the Charlesworth area of Derbyshire. No. 13 is a semi-detached property located at the end of cul-de-sac position of Lee Head. The property is adjoined to no. 15 Lee Head

PROPOSAL

The application is proposing a single storey rear extension, to form a snug/dining room. Throughout the consultation period amended plans were sought and the proposal now falls under permitted development rights.

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/2021/0479 - Formation of single storey extension to rear with associated decking and infills to structural openings at Ground Floor to side elevation. 21/02/2022.

CONSULTATIONS

Publicity

Site Notice expiry date: 04/02/2025

Neighbour consultation period ends: 27/01/20255

Press Advert: N/A

Public Comments

None

Derbyshire County Council Highways

No comments

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 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 proposed extension is modest in size, extending 3m from the rear elevation of the dwellinghouse, with a pitched roof and fenestration to match existing.

The proposed materials are concrete tiles to the roof to match existing and render to the elevation – which will be similar in appearance to the pebbledash finish on the existing dwelling.

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.

No side windows are proposed in the extension. During the consultation period amended plans were sought which removed the patio area which significantly reduces the level of overlooking. Although some views over neighbouring gardens would be possible from the windows in the rear elevation, this is no different to the current situation. The amended plans were also sought due to the breach of the 45 degree rule, causing overshadowing of the lounge window in the adjoining no. 15.

The proposal now falls under Class A of the GDPO, which represents a realistic fallback position and it is not considered that a refusal on amenity grounds could be sustained. No neighbour objections have been received and given the extension can be built within permitted development rights it was not deemed necessary to re-consult on revised plans.

Highway Safety

The proposal will not lead to an increase in bedrooms at the application site, therefore will not increase demand for off-street parking. The existing provision for off-street parking will not be impacted by the proposal and there are no highway safety concerns.

The proposal complies with local plan policy CF 6.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity 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.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Jennifer Robb

Recommendation Date: 02/09/2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council