

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date: 9th May 2022

Application No:	HPK/2022/0080	
Location	127, Bings Road, Whaley Bridge, Derbyshire, SK23 7ND	
Proposal	The demolition and erection of a single storey rear and side extension to form a extended kitchen and dining and new porch	
Applicant	Mr & Mrs Whittle	
Agent	SlaterWilde Ltd	
Parish/ward	Whaley Bridge Ward	Date registered 18/02/2022
If you have a question about this report please contact: Owen Gore owen.gore@highpeak.gov.uk Tel: 01538 395400 Ext: 4133		

1. REFERRAL

1.1 This application has been brought before the Development Control Committee because the applicant is an employee of the Alliance.

2. SUMMARY OF RECOMMENDATION

APPROVE , subject to recommended conditions.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 The application property is a two storey, semi-detached dwelling within a small group of dwellings at the highest point of Bings Road. The property is finished in grey 'Tyrolean' render and a slate roof.

3.2 For the purpose of the Local Development Plan, the site lies within the Open Countryside and Dark Peak 'Settled Valley Pastures' Landscape Character Area.

4. DESCRIPTION OF THE PROPOSAL

4.1 The application seeks consent for the replacement of the existing single storey rear conservatory and the erection of a single storey rear extension to form an extended kitchen/dining area and a single storey porch extension to the side.

4.2 The plans show that the extension to the rear (south) elevation will measure approx. 6.1m long and 5m wide; it will be approx. 3.7m tall to the ridge and 2.75m tall to the eaves. This extension will be finished in slate and render to match the existing property, and will feature glazed sections on the south and east elevation. The ground level of the application site

rises to the south and the proposed extension will cut into the embankment.

4.3 The porch will measure approx. 1.5m wide by 3.3m long and be of a similar height to the rear extension. It will also be constructed with materials to match the existing property and will include a covered area that wraps around the side (east) and front (north) elevations of the application building.

4.4 Following discussions the applicant has agreed to amend the proposal to maintain the existing bay window and include a traditional door set for the proposed porch.

4.5 Full details of the planning application can be found at: <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=253697>

5. RELEVANT PLANNING HISTORY

5.1 No recent or relevant site history.

6. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak Local Plan 2016

Policy S 1 Sustainable Development Principles
Policy S 1a Presumption in Favour of Sustainable Development
Policy S 6 Central Sub-area Strategy
Policy EQ 2 Landscape Character
Policy EQ 3 Rural Development
Policy EQ 6 Design and Place Making
Policy CF 6 Accessibility and Transport

National Planning Policy Framework

Section 2 - Achieving sustainable development
Section 12 - Achieving well-designed places

Supplementary Planning Documents and Guidance

Residential Design SPD (2005)
High Peak Borough Council Design Guide SPD (2018)

7. CONSULTATIONS CARRIED OUT

Site notice	Expiry date: 31/03/2022
Neighbour letters	Neighbour consultation period ends: 23/03/2022

Public Comments

No comments at the time of writing.

Whaley Bridge Town Council

No comments at the time of writing.

8. POLICY, MATERIAL CONSIDERATIONS AND PLANNING BALANCE**Principle of Development**

8.1 Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

8.2 The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

8.3 The proposal is for the extension and alteration of a dwelling. Policy EQ 3 'Rural Development' allows for extensions to existing dwellings provided they are 'subsidiary to the building and do not have an adverse impact on the character of the landscape'. The principal is acceptable, subject to the considerations below.

Design

8.4 Policy EQ 6 'Design and Place Making' 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'. This policy continues 'Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes' and 'Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features'.

8.5 The council's Residential Design SPD, 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'. It continues 'Extensions should be designed so as to be subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself'.

- 8.6 Paragraph 9.5 states that 'Porches are rarely a traditional feature on the front of terraced houses and their introduction requires considerable care because of the disturbance to the main elevation of the house and possible intrusion in the street scene. Porches can sometimes hide interesting door surrounds and are often unacceptable in conservation areas and on listed buildings. In most cases the simpler the porch, the better. Usually a gabled form is preferred, although a lean-to roof may be better on post war houses.'
- 8.7 The High Peak Borough Council Design Guide SPD, chapter 5, paragraph 5.5 states that 'All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help'.
- 8.8 Paragraph 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 the better solution'.
- 8.9 The application property is not of a traditional design and is more akin to a interwar dwellinghouse. The proposal adds elements that are more modern but are typical on similar properties within more suburban settings.
- 8.10 In this case the overall impact in terms of character is considered minor. The proposed rear extension is comparatively large, being similar to the footprint of the main dwelling itself; however, it cuts into the existing embankment to the rear of the property reducing its overall bulk. The hipped roof with matching materials will mean that it maintains the overall character of the existing property and the additional glazing to the rear and side is unlikely to be prominent from the public highway to the north.
- 8.11 The porch and the covered area will utilise materials to match the existing dwelling and whilst not a feature of the surrounding properties, it is a reasonable evolution of the interwar style dwellings. Again having a hipped roof will ensure that the roof form is sympathetic to the character of the host dwelling.
- 8.12 The proposal is considered not to have a significant, harmful impact on the character and appearance of the property or the surrounding countryside. The development is therefore considered to be in accordance with Policies S1, EQ3 and EQ6 of the High Peak Local Plan, the guidance contained within the Residential Design SPD, High Peak Design Guide, and Section 12 of the National Planning Policy Framework.

Amenity

- 8.13 Policy EQ 6 'Design and Place Making' requires that '...development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.
- 8.14 The council's Residential Design SPD, paragraph 9.2 states that 'Domestic extensions should be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties. They must have regard to the orientation of adjacent homes, the number and position of windows and land levels'.
- 8.15 Paragraph 9.3 states that 'If the centre of a main habitable room window is affected by the heavily shaded area, i.e. overshadowed on both a vertical and horizontal plane, then the extension may well cause a significant reduction in the skylight received by the window. It continues in paragraph 9.3.1 stating 'Similarly an extension should not unduly reduce outlook from a main habitable room window or produce a tunnelling affect. To prevent this, extensions affecting neighbouring property should not normally extend more than 2.5 m from the rear of the affected home. All planning applications for domestic development should be careful to include scaled plans indicating the position of neighbouring property'.
- 8.16 The application dwelling is semi-detached with its neighbour No.125, which sits to the west of the application site. This neighbour has a rear extension, which is deeper than existing conservatory. In this case the large scale of the rear extension means that it breaks the 45 degree line on the horizontal plane, but not the vertical one.
- 8.17 On balance, the application dwelling sits to the east of the attached neighbouring property. Any impact in terms of loss of light are unlikely to be significant and only impact the neighbouring property in the early morning.
- 8.18 The proposal is therefore considered unlikely to have a significant, harmful impact on the amenity of the neighbouring properties. The development is therefore considered to be in accordance with Policies S1, and EQ6, the guidance contained within the Residential Design SPD, High Peak Design Guide, and Section 12 of the National Planning Policy Framework.

Highway Safety, Parking and Access

- 8.19 Policy EQ 6 'Design and Place Making' requires that '...developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities'. Policy CF 6 'Accessibility and Transport' states that

development should not 'lead to an increase in on street parking to the detriment of the free and safe flow of traffic'.

8.20 The proposal does not include the creation of any additional bedroom accommodation and there will be no loss of off-street parking as a result of this development. Therefore, the development does not raise any highway safety concerns and the proposal is considered to comply with local plan policy CF6 in this regard.

CONCLUSION / PLANNING BALANCE

8.21 For the reasons outlined above, the development is considered to accord with the relevant policies contained in the High Peak Local Plan and the NPPF. As such the application is recommended for approval.

9. RECOMMENDATIONS

9.1 It is recommended that the Committee APPROVE the application subject to the conditions outlined below:

- 1. Standard Time Limit**
- 2. Schedule of Drawings**
- 3. Matching materials**

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Operations Manager – Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

