

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 3rd October 2022

Application No:	HPK/2022/0116	
Location	OAKFIELD VIEW OAKFIELD ROAD HADFIELD GLOSSOP SK13 2BN	
Proposal	PROPOSED SINGLE STOREY EXTENSION TO THE FRONT ELEVATION	
Applicant	Mr and Mrs Kay	
Agent	Alan Sorah, Planman 3D	
Parish/ward	Hadfield South	Date registered 21 st March 2022
If you have a question about this report please contact: Tom Hiles tom.hiles@highpeak.gov.uk 01538 395400 extension 5430		

REFERRAL

This application has been brought before the Committee as the applicant is a member of staff.

1. SUMMARY OF RECOMMENDATION

Approve, subject to conditions.

2. DESCRIPTION OF SITE

2.1 The application site is situated off Oakfield Road, Hadfield, and is accessed via a small access drive on the north side of the road. There are three dwellings along this access drive including the application site. Located approximately 2 miles from the centre of Glossop, Oakfield View (previously named Crofters Lodge) was originally granted planning permission for construction in the year 2000.

2.2 The property is a detached, two-storey family home constructed using brown, coursed natural stone, typical of the Glossopdale area. The property has a hipped roof constructed with concrete interlocking tiles. To the rear, a conservatory and single storey rear extension were later additions to the main house and a small detached garage sits in front of the main house. At the front of the property, a small lean-to porch exists.

3. PROPOSAL

3.1 This proposal seeks to erect an extension on the front elevation of the dwelling, to extend the existing porch. This proposal is to extend the length (towards the east) and depth of the porch (towards the south). This will create a cloakroom and playroom, with a new composite front door of the same size and dimensions as

existing. The proposed front extension will be constructed in stone facing block, to match the existing. It is proposed to have a lean-to roof constructed in concrete tiles to closely match the existing.

3.2 The plans propose two windows on the front elevation, one double window to match the front porch window as existing, and one triple window. A third window is proposed on the side of the extension, on the west elevation. All windows will be uPVC to match the existing.

3.3 N.B. The plans to which this application relates have been updated following a request by the planning officer. While the planned proposal remains the same, the site boundary on the location and site plans has been updated so it accurately displays the land owned by Oakfield View. This was in response to comments received at the public consultation stage.

4. RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S 5 Glossopdale Sub-area Strategy
EQ 6 Design and Place Making

Supplementary Planning Documents

High Peak Design Guide
Residential Design SPD section 9 – Domestic Extensions

National Planning Policy Framework (2021)

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High Peak Design Guide
Residential Design SPD section 9 – Domestic Extensions

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 9 Promoting sustainable transport
Section 12 Achieving well-designed places

6. SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- HPK/2014/0273. Crofters Lodge Oakfield Road Hadfield Glossop SK13 2BN. Proposed change to roof design on previously approved single storey rear extension and rear conservatory. Approved, 25/07/2014
- HPK/2012/0141. Crofters Lodge, Oakfield Road, Glossop, Hadfield, SK13 2BN. New Balcony On Rear Elevation Of Existing House. Approved, 05/08/2014
- HPK/2009/0545. Crofters Lodge, Oakfield Road, Glossop, Hadfield, SK13 2BN. Detached Garage Building. Approved, 02/11/2009
- HPK/2008/0489. Crofters Lodge, Oakfield Road, Glossop, Hadfield, SK13 2BN. Change Of Use Of Garage To Dining Room And Utility Room And New Rear Conservatory. Approved, 10/09/2008
- HPK/2003/0038 - 224 Land Adj. Newshaw Lane Hadfield. Erection Of Two Dwellings. Approved (Reserved Matters), 10/03/2003
- HPK/003/9601 - 224 Land Adj. Newshaw Lane Hadfield. Erection Of Two Detached Dwellings. Approved, 21/02/2000

7. CONSULTATIONS

Publicity

Site Notice expiry date: 18/05/2022

Neighbour consultation period ends: 18/04/2022

Public Comments

One comment has been received. This comment raised concern about the accuracy of the site location plan and the site edged red. Since then, the applicant has revised these plans to reflect this so it now includes an accurate site boundary.

Town / Parish Comments

None received

Derbyshire County Council Highways

No highway safety comments

8. OFFICER COMMENTS

Principle of Development

8.1 The application site is located within the Glossopdale sub-area. In such locations, new development will be directed in accordance with Policy S5 of the Local Plan. As such, this policy supports developments of this nature and hence, this development would be acceptable in principle, subject to the policy tests below being satisfied.

Design

8.2 As per paragraph 9.1 of the Residential Design Guide, developments should be designed to be subordinate to the parent dwelling. A development of this scale can be regarded as such due to a design that is not excessive in size and massing, with it only providing a small increase in size to the existing accommodation. Although it is

an addition to the front elevation, the additional distance it extends from the front of the property is considered acceptable. Furthermore, the proposal being only marginally taller than the existing porch allows this scheme to be considered acceptable in terms of size. The lean-to nature of the proposed porch also ensures that its subservience is maintained.

8.3 Whilst this development may be seen from the highway, the dwelling is situated down a quiet access drive only used by the three dwellings that it serves. Despite this, this scheme is designed to a high quality that respects the character of the original dwelling. The proposal is designed with materials to match that of the existing dwelling – this will be secured by way of a condition. The fenestration pattern is considered appropriate and in keeping with the style of the main dwelling, in compliance with paragraph 3.16 of the Design Guide.

8.4 Without careful design, extensions to the front of a dwelling can look inappropriate. This proposal can be considered to have been designed carefully. Paragraph 9.5 of the High Peak Residential Design Guide argues that a lean-to roof may be better on properties constructed post-war, which this property was. Due to design that is respectful of the local area and the parent dwelling, this scheme can be considered acceptable under policy EQ 6 of the development plan, hence, can be deemed acceptable in terms of design.

Amenity

8.5 Policies S 1 and EQ 6 of the Local Plan set out the importance of ensuring that new development does not injure the amenities of neighbouring properties. There are three key tests linked to policy EQ6 and the Residential Design Guide, each of which are considered briefly below:

- *Privacy and overlooking* – As a single storey extension, that is effectively replacing a smaller one that exists, there is not considered to be any resultant overlooking or loss of privacy. All new windows are on the ground-floor level and will have the same relationship as existing windows.
- *Loss of light and overbearing* – Whilst this proposed extension is slightly taller and of a greater scale than the existing porch, it is still considered to not result in any loss of light. The lean-to roof also helps to ensure that it will not be overbearing in nature.
- *Impact of noise and other disturbance* - There are no concerns in this regard given the scale and nature of the proposed development.

8.6 As per the discussion above, it is considered that there are no significant amenity impacts arising from this proposal. It is located a significant distance from the boundary with Oakfield Lodge and is screened from the dwelling to the other side by the applicant's garage.

9. CONCLUSION / PLANNING BALANCE

9.1 Although this scheme proposes an extension to the front of the dwelling, the proposed plans seek to erect an extension that is respectful to the character and appearance of the parent dwelling and the local area. The plans are considered to be in accordance with local and national policies regarding high-quality design and the protection of residential amenity. As such, the scheme is considered an acceptable proposal that is recommended for approval.

10. RECOMMENDATION

APPROVE subject to the following conditions:

1. Three-year commencement time limit
2. Compliance with approved plans
3. External materials to match existing house

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/informative/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of 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.

Site Plan

