

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 16th September 2024

Application No:	HPK/2024/0281	
Location	Stonygate, Reservoir Road, Whaley Bridge, SK23 7BW	
Proposal	Extension and alterations to dwelling and replacement garage.	
Applicant	Mr R Plant	
Agent	N/A	
Parish/ward	Whaley Bridge	Date registered: 01/07/2024
If you have a question about this report please contact: Jennifer Robb, Tel. 07583 671 67 Email: Jennifer.Robb@highpeak.gov.uk		

1. SUMMARY OF RECOMMENDATION

Approve with conditions

1. REASON FOR COMMITTEE DETERMINATION

- 1.1 This application has been brought before the Development Control Committee due to the applicant being the husband a former member of staff who was employed in Development Services.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to Stonygate, a large detached dwelling house, with a large garden and detached garage located in Whaley Bridge, approximately 0.7 miles from the centre. The site is situated at the end of Reservoir Road, where the road becomes private with shared access for Stonygate and the neighbour, Grebe Cottage. There are no other neighbouring properties.
- 2.2 The site is located within the countryside and Greenbelt, and within flood zone 1 with a low-risk area for surface water flooding. The site is not located within a Conservation area, nor are any buildings within or surrounding the site Listed. The site is surrounded by mature native trees with Slatersbank Wood to the North. The land slopes steeply downwards to the south towards Toddbrook Reservoir, just to the south of the site is Toddbrook Reservoir Bywash channel and towpath.
- 2.3 The existing property is non-traditional in appearance, a 1930's hipped roof bungalow, with red brick as the predominant material for the walls and a flat roof extension to the north east corner. The property is set into the hillside sited on gritstone retaining walls forming stepped terraces downs towards the Bywash channel.

- 2.4 The property is constructed from a mix of red brick sat on a stone plinth with a blue slate roof. The rear porch is part of the brick building but is clad in coursed stone with a concrete roof, whilst the front porch is finished in rough coat render painted white. The garage is constructed from concrete pre cast panels with concrete roof sheets and timber doors and aluminium windows.
- 2.5 As shown on the plans, there are a number of outbuildings on the site which consist of a detached garage to the north east of the dwelling house, a wash house to the north of the house, and another building to the north which was constructed under Permitted Development rights in 2021.
- 2.6 Details of the application and consultee responses can be found at: <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=267520>

3. DESCRIPTION OF THE PROPOSAL

- 3.1 The application seeks full planning permission for the extension and alterations to the existing dwelling and a replacement garage. The alternations and extensions consist of:
- The construction of a side extension,
 - The replacement of bay window roof including extension upwards,
 - Replacement and alteration of roof from a hipped to a gable roof form,
 - A rear dormer window,
 - Canopy extending from existing porch over front entrance door,
 - Replacement of garage in stone with slate roof,
 - Associated landscaping, replacement windows and render of some external walls to provide thermal insulation.
- 3.2 During the course of the application, revised plans have been submitted to amend the seam cladding of the porch to coursed gritstone to match the proposed materials for the existing dwelling.
- 3.3 As such, the plans which are the subject of consideration within this report are as follows:
- 330_PL001 Location Plan
 - 330_PL002 Proposed Site Block Plan
 - 330_PL009 Proposed Ground Floor Plan
 - 330_PL0010 Proposed First Floor Plan
 - 330_PL0011 Proposed Roof Plan
 - 330_PL0012 Proposed North & South Elevations_ Rev A
 - 330_PL0013 Proposed East & West Elevation_ Rev A
 - 330_PL0014 Proposed Garage Elevations

- 3.4 The application, and details attached to it including the plans, comments made by residents and the responses of the consultees can be found on the Council's website at:
<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=267520>

4. RELEVANT PLANNING HISTORY

- 4.1 There is no planning history
- 4.2 For reference, the detached building to the north is utilised as storage, gym and workshop, is located to the rear of the dwelling (to the north east) and was built under Class E permitted development rights following the demolition of a previous workshop/ store that occupied the same position.

5. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- EQ2 Landscape Character
- EQ3 Rural Development
- EQ4 Green Belt Development
- EQ5 Biodiversity
- EQ6 Design and Place Making
- EQ9 Trees, Woodland and Hedgerows
- EQ11 Flood Risk Management
- CF6 Accessibility and Transport

Whaley Bridge Neighbourhood Plan 2022-2023

- WB-E1 Sustainable Development
- WB-E3 Natural Environment
- WB-E4 Rural and Landscape Character

National Planning Policy Framework

- | | |
|---|------------|
| Achieving Sustainable Development | Chapter 2 |
| Promoting Sustainable Transport | Chapter 9 |
| Achieving Well Designed Places | Chapter 12 |
| Protecting Green Belt Land | Chapter 13 |
| Meeting the challenge of climate change, flooding | Chapter 14 |
| Conserving and Enhancing the Natural Environment | Chapter 15 |

6. CONSULTATIONS CARRIED OUT

Site Notice	Expired 27 th August 2024
Neighbour Letters	Expiry dates for comments: 23 rd July 2024
Press Notice	N/A

Public Comments

6.1 None received.

6.2 The following comments have been received from consultees:

Consultee	Comments
Canal and River Trust	<p>The southern site of the boundary directly adjoins the reservoir bywash channel, the proposed extension and replacement garage are set well back from the reservoir and the bywash channel. However, construction operations do have the potential to affect the bywash channel. The application site is elevated above the bywash channel and there is risk that operation of machinery close to the channel could impose additional loading on it and adversely affect the stability of the structure. There is also a risk of debris / contaminated surface water entering the channel during construction and potentially blocking it. We consider that it is essential that these risks are appropriately minimised in order to ensure the bywash channel can continue to function as required.</p> <p>We therefore, consider it would be appropriate and justified to secure the submission of a detailed construction methodology for the works to construct the proposed extension along with a Construction Environmental Management Plan for the overall development. This will ensure the development does not risk the creation of land instability which might adversely affect the integrity of the bywash channel and thus minimise the risk of damage which could affect the ability to control water levels and risk potential flooding of adjacent land.</p>
HPBC Biodiversity Officer	<p>Birds such as swifts (which are on the red list as endangered) can also nest in gaps under eaves. It is understood that the proposals will have a direct impact on nesting bats. As such, an appropriate mitigation measure which could be conditioned is the installation of swift boxes with</p>

	<p>'bat backs', or a combination of swift bricks and bat boxes.</p> <p>It is understood that as a householder application, the application is exempt from Biodiversity Net Gain requirements.</p> <p>The Applicant could consider if there is any additional way in which the proposals could contribute towards enhancing biodiversity. This could be in line with suggestions above on boxes / bricks for bats and nesting birds, whereby enhancement goes above and beyond mitigation in terms of the number of boxes / bricks installed.</p>
Derbyshire County Council Highways	There would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make.

7. POLICY AND PLANNING BALANCE

Planning Policies

- 7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 7.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016 and the Whaley Bridge Neighbourhood Plan 2022-2032.
- 7.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Paragraph 11 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

- 7.4 Local Plan policy S1a establishes a presumption in favour of sustainable development as contained at paragraph 11 of the NPPF.

Principle of Development

- 7.5 The application seeks permission for the extension and alterations of the existing dwelling house, a replacement garage and associated landscaping.
- 7.6 The site is located outside of the built-up area boundary in the open countryside and in the Green Belt. It is therefore subject to Local Plan (LP) Policies EQ2, EQ3 and EQ4 and Policy WB-E4 of the Whaley Bridge Neighbourhood Plan (WBNP), in addition to relevant restrictive national planning policies relating to the Protection of the Green Belt contained under Chapter 13 of the NPPF.
- 7.7 LP Policy EQ2 seeks to protect, enhance and restore the landscape character of the Plan Area by requiring development to have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, and that are sympathetic to and are informed by the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document. Proposals will be resisted which harm or be detrimental to the character and appearance of the local and wider landscape.
- 7.8 LP Policy EQ3 applies to any development proposal that is located in the open countryside. The policy seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness and supports extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.
- 7.9 LP Policy EQ4 requires development proposals in the Green Belt to be assessed and determined in accordance with national planning policies.
- 7.10 Policy WB-E4 of the WBNP seeks to ensure that new buildings or large extension to existing buildings on the edge of settlement should include landscaping and natural boundary treatment to create a soft transition between built and rural areas.
- 7.11 Chapter 13 of the NPPF contains the relevant national policies relating to the Protection of the Green Belt.
- 7.12 Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

7.13 Paragraph 154 regards the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

7.14 The proposed extension amount to the extension or alteration of a building under para 154c. The proposed replacement garage would involve development under 154d.

Impact on Green Belt

7.15 Paragraph 138 sets out the five purposes of the Green Belt:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to prevent the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

7.16 Paragraph 154 of the NPPF states local planning authority's should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

7.17 The NPPF does not define the term 'disproportionate' however as a typical guide, a figure of 30% increase in volume from the original dwelling is not uncommon and is usually considered to be a modest enlargement within the green belt that would not result in a disproportionate addition to the main house.

7.18 The proposed extension and alterations would result in an enlargement of the original dwelling by approximately 30%. The existing and proposed floor area and volume calculations are detailed in the table below:

	Existing	Proposed	Increase
Floor Area	192.8m ²	276.2m ²	34%
Footprint	146.8m ²	185m ²	26%
Volume	1059m ³	1354m ³	29%

- 7.19 As the cellar and outbuildings are visible from the reservoir and the space is utilised as ancillary residential use, these volumes have been included within the calculations. The new garage would involve a direct floorspace and volume replacement and for the same use. Accordingly this part of the development would comply with paragraph 154d of the NPPF.
- 7.20 The proposed development would not exceed a 30% increase in volume to the original dwelling house, as such the proposed extension and alterations would be considered a modest enlargement that would not constitute disproportionate development that would impact the openness of the Green Belt.
- 7.21 It is accepted that there would inevitably be a visual change to the aesthetics of the site comparable to its current state. However, just because a proposal can be seen, does not make it harmful in visual terms. The nature of proposed development is entirely appropriate for its rural location and due to its modest nature, it is considered that the visual aspect of openness would be preserved.
- 7.22 Lastly, with regards to any conflict with the purposes set out under Paragraph 138 of the NPPF, the proposed development would not result in unrestricted sprawl of large built-up areas, would not prevent neighbouring towns from merging with one another, would not result in encroachment into the countryside, would not result in any adverse impacts to historic towns, or prevent any derelict land from benefiting from urban regeneration.
- 7.23 As such, it is considered that all aspects of the proposed development, which includes the extension, alterations would preserve openness of the Green Belt and the application is compliant with LP Policy EQ4 and relevant restrictive policies contained under Chapter 13 of the NPPF.

Design Character and Appearance

- 7.24 WBNP Policy WB-E1 contains a number of design principles that new developments are expected to adhere to. These include the following:
- Development should compliment the townscape character and topography of the site and context and wider Whaley Bridge area in terms of scale, height, massing, roofscape, set back from the road, spacing of properties, and the pattern of front and rear gardens
 - Development should seek to enhance the architectural diversity of the area, avoiding excessive uniformity
- 7.25 LP Policy S1 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. LP Policy EQ2 looks to resist development which would harm or be detrimental to the character of the local and wider landscape and will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

- 7.26 LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness.
- 7.27 LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.
- 7.28 Paragraph 135 of the NPPF states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

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.”*

Para 9.4.2 states:

- *“Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses, especially terraced properties.”*

- 7.29 The High Peak Design Guide SPD (2018) contains useful design guidance for new development including extension, covering a number of different aspects, to ensure that schemes are of a high quality that is appropriate for its context.
- 7.30 The site lies within the 'Settled Valley Pastures' Landscape Character Area as defined within the Landscape Character Assessment SPD, features of which include a wooded character associated with tree belts along streams, and small irregular fields enclosed by mixed species hedgerows and dry stone walls, which are present within the site and its immediate surroundings.
- 7.31 The application proposes to replace the existing hipped roof with a 35 degree dual-pitched roof, to increase the roof space and utilise this for

accommodation. The proposed dual-pitched roof would be more in keeping with the character of the area and local vernacular, specifically, the neighbouring Grebe Cottage, and other properties along Reservoir Road than the existing non-traditional hipped roof.

- 7.32 The proposal involves a single storey side extension with a bedroom in the roof space, the proposed extension extends 5.75m from the west elevation, it is set down from the ridge line and set back from the principal elevation, making it subservient in appearance to the host dwelling.
- 7.33 Officers have noted that the proposed extension changes the west elevation from a recessive structure, to double floor glazing, in order to maximise light. However, this more contemporary approach to design is not out of character for the area considering the glass fenestration on the principal elevation of the neighbouring property, Grebe Cottage. Furthermore, the western elevation of the property is heavily screened by mature trees and only intermittent glimpses at best would be visible from the tow path to the south.
- 7.34 The scheme also proposes to remove the catslide roof above the projecting bay and extend this upwards to create a gritstone projecting gable, creating a central feature and introducing symmetry to the property. The front facing gable is modest in size and does not dominate the roof slope. This part of the house is proposed to be coursed gritstone to match the neighbouring property.
- 7.35 In assessing the plans, officers advised the applicant to amend the proposed material for the porch on the east elevation from standing seam cladding to be coursed gritstone, to remain in keeping with the character and appearance of the main dwelling house, as glimpses of this part of the house may be visible from the tow path, as well as the shared access to the property.
- 7.36 A dormer is proposed on the rear elevation of the property in standing seam cladding, whilst dormers are out of character for the High Peak and cladding is not a traditional material, in this instance the proposed dormer is located to the rear of the property and given the isolated location of the dwelling and its positioning, it would not cause harm to the visual impression of the dwelling. Any view from the neighbouring Grebe Cottage whilst using the shared access to the east will be glimpsed. It will not be visible from any other view point or distance views. The rear of the property is bounded by mature trees and sloping land to the north, enclosing the site.
- 7.37 The proposed materials for the extensions and alterations are natural gritstone to match the existing retaining walls and which will be neutral and recessive in colour. Standing seam cladding is proposed for the rear dormer which is not in keeping with the original dwelling, however,

this sits behind the principle elevation and will not be visible from distance views and therefore, in this instance is deemed acceptable.

- 7.38 The use of render cladding on the existing dwelling, to promote energy efficiency, is a more contemporary element of the scheme, however, this is sensitively positioned and recessive in colour, therefore, this will compliment the gritstone and will not detract from the traditional approach. These materials will contribute more positively to the area's character than the existing non-traditional red brick.
- 7.39 The south elevation of the site is visible from the other side of Toddbrook Reservoir, it is worth noting it is not possible to view the property from any other distance view due to trees enclosing the site from the east and west. Specific materials and fenestration are generally difficult to differentiate from such a distance.
- 7.40 There are glimpses of public views up into the site from the towpath which runs parallel to the Bywash channel, which sits approximately 6.7m lower than the existing ground floor level. However, the neutral colours of the proposed materials are recessive colours that will blend into the surrounding landscape and countryside, thereby minimising potential landscape and visual impacts.
- 7.41 A replacement garage is also proposed as part of the application. This would occupy a very similar footprint to the existing, but a slight increase in height of 0.68m to include a pitched roof that is capable of accommodating a slate roof. The plans also show a 1m increase in its width, to allow for a car width garage and close the small gap between the existing garage and wall to the north. Roof lights are proposed to the north side which maintain a vertical emphasis and are not visible from wider views. The existing garage is concrete and currently in a poor state of repair. The replacement garage would be constructed with gritstone and stone quoins, a blue slate roof and vertically timber painted doors. It is considered that the new garage would provide a visual enhancement and be more sympathetic with the neighbouring property, the existing outbuildings to the north and the overall character and appearance of the area.
- 7.42 Overall, it is considered the design, size, scale and proposed materials respond more appropriately to the dominant materials and roof forms of the area than the existing red brick hipped roof property and concrete sectional garage.
- 7.43 Subject to appropriate conditions, it is considered that the introduction of the proposed extension and alterations would preserve the rural character of the immediate and wider landscape, in accordance with LP Policies S1, EQ2, EQ3, EQ4 and EQ6 and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

- 7.44 LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.
- 7.45 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.
- 7.46 Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.
- 7.47 Paragraph 185 of the NPPF states that policies and decisions should ensure that new development is appropriate for its location taking into account likely effects of pollution on health, living conditions, and the natural environment, which includes limiting or mitigating the impact of light pollution on local amenity.
- 7.48 The application site lies within the countryside in a largely isolated location, with only one neighbouring property, Grebe Cottage, a two storey dwelling which sits to the east of the application site. Grebe Cottage is built on a lower ground level, with its rear eaves sitting approximately 2.5m higher than the external ground levels outside the application property of Stonygate.
- 7.49 There is an additional bedroom window proposed on the first floor of the eastern elevation, which faces east on to windows serving this neighbouring Cottage. However, these are located approximately 19m away. Additionally, the windows in Grebe Cottage facing west onto Stonygate are at an oblique angle and serve attic storage, not a habitable room. Given this, it is not considered the proposal would cause any adverse overlooking or privacy impacts on to the neighbouring Grebe Cottage.
- 7.50 There are no amenity concerns regarding the proposed glazing on the west elevation and windows and dormer to the rear as the site is enclosed and is set away from any neighbouring properties. These elevations front on to the garden of the property and countryside beyond which is heavily bordered and enclosed by mature trees and bounded sloping land to the north.
- 7.51 The proposed extension is on the west elevation, therefore, it is not considered the proposal would result in over shadowing, or loss of light to the neighbouring property of Grebe Cottage. Additionally, the garage is positioned to the north of Grebe Cottage and not closer to any clear glazed windows.

- 7.52 Given the above, it is considered the proposed development complies with LP Policy EQ6, the Residential Design Guide, and the NPPF with regards to neighbouring amenity.

Highway Safety

- 7.53 LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.
- 7.54 The vehicular and pedestrian access into the site will remain the same as existing. The parking area to the west, along with the proposed garage would ensure that the property is served with more than sufficient space for the parking three cars.
- 7.55 There are not considered to be any highway safety impacts arising from the proposed development, in line with LP Policy CF6.

Trees and Ecology

- 7.56 WBNP Policy WB-E4 states development complement the rural and historic character of the area and not harm the rural and open landscape character of the area and have no adverse impact on woodlands.
- 7.57 Policy EQ 9 of the LP protects existing trees, woodlands and hedgerows by requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss.
- 7.58 Slatersbank Wood to the North of the site is a designated TPO woodland area. The boundary passes into the site and, therefore, a detailed Tree Survey has been submitted as part of this application. This concludes that all trees on site which lie to the north of the existing property and are beyond the outbuildings (shown in drawing 330_PL004) would not be affected by the development proposals. The proposed scheme does not involve extending the footprint to the rear of the existing house, thereby no trees will be affected. Root protection areas will be fenced off throughout the works to protect trees from construction traffic and storage of materials.
- 7.59 Todd Brook Bywash channel represents the northern boundary of Toddbrook Reservoir SSSI. The application site is therefore located within a SSSI Impact Zone but no listing is provided under the relevant residential development category (i.e. homeowner application) that would require the Local Planning Authority to consult Natural England as part of the planning application. This in turn indicates that no

significant impacts on the SSSI are likely to arise as a result of the proposals which are minor.

- 7.60 Given the woodland and waterside setting an Ecology report dated July 2023 has also been submitted. This has found records of bats and works are to be carried out under a BMCL bat licence from Natural England with mitigation measures for new roost creation incorporated into the development.
- 7.61 The comments from the HPBC Biodiversity Officer have been taken into consideration, however, the ecology report submitted with the application found no sign of nesting birds. A low number of breeding bats are considered to be present, however, given the small scale of development the scale of impact is assessed as having negligible ecological impact on the local bat population. Additionally, works are to be carried out under a BMCL bat licence with mitigation measures for new roost creation incorporated into the development. Accordingly, the impacts are likely to have insignificant ecological significance and the application is compliant with policy EQ 9.

Flooding

- 7.62 The proposal lies within Flood Zone 1, which is within a very low risk area for surface water flooding. As the site does not lie within Flood Zones 2 or 3 it is therefore, not required to be supported by a Flood Risk Assessment, in line with policy EQ 11.
- 7.63 Officers have noted the close proximity of the site to the Toddbrook Reservoir Bywash Channel and the comments submitted by the Canal and River Trust in relation to this. The proposed extension and replacement garage are set well back from the reservoir and the Bywash channel. However, construction operations do have the potential to affect the Bywash channel.
- 7.64 Therefore, in line with the comments submitted by the Canal and River Trust, conditions are recommended to secure a detailed construction methodology for the works to construct the proposed extension along with a Construction Environmental Management Plan for the overall development. This will ensure the development does not risk the creation of land instability which might adversely affect the integrity of the bywash channel, minimise the risk of damage which could affect the ability to control water levels and risk potential flooding of adjacent land.

Other Matters

- 7.65 The tiered drystone wall arrangement of onsite landscaping will remain with improved access to the front garden from the western part of the site. Improved hard landscaping to the east will facilitate vehicular turning on site and improved parking within the garage will remove

parked cars from the east of the site which currently dominate the approach to the dwelling.

- 7.66 All drainage will connect to the existing drainage arrangements and utilise the existing shared septic tank.

8.0 PLANNING BALANCE & CONCLUSION

- 8.1 For the reasons outlined above, it is considered the proposed development would provide a much needed upgrade to the existing dwelling house. A detailed assessment of this application, has, when taking account of all material considerations including local and national planning policies, supplementary design guidance, and comments submitted by statutory consultees has found that the development is acceptable, demonstrating compliance with LP Policies EQ3, EQ4 and EQ6, Policies WB-E1, WB-E2 and WB-E3 and relevant policies contained under Chapter 13 of the NPPF.

9. RECOMMENDATIONS

A. APPROVE subject to conditions as follows;

- 1. 3 Year Time Limit**
- 2. Approved Plans**
- 3. Materials to comply with those set out on the approved plans.**
- 4. The development hereby approved shall not commence until the submission of a construction methodology for the works to construct the proposed extension.**
- 5. A Construction Environmental Management Plan to minimise dust, debris or other contaminated runoff entering the bywash.**
- 6. Compliance with the mitigation, compensation and enhancement measures as set out in the Ecology report by Dunelm Ecology**
- 7. Tree protection measures to be submitted and erected prior to commencement of development.**

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.

Site Plan

