

APPLICATION NUMBER		23/00334/FUL	
SITE ADDRESS:		16 Crook Stile, Matlock, Derbyshire, DE4 3LJ	
DESCRIPTION OF DEVELOPMENT		Alterations, two storey and single storey extension to rear and first floor extension to side (above existing garage)	
CASE OFFICER	G Huffen	APPLICANT	Charley Boughton
PARISH/TOWN	Matlock All Saints	AGENT	Mrs Clare Lang – Lang Architects
WARD MEMBER(S)	Councillor S Burfoot, Councillor M Burfoot and Councillor S Wain	DETERMINATION TARGET	22.05.2023
REASON FOR DETERMINATION BY COMMITTEE	Called in by Ward Member	REASON FOR SITE VISIT (IF APPLICABLE)	To enable Members to appreciate the site and context.

MATERIAL PLANNING ISSUES

- Impact on character and appearance of property and street scene
- Impact on the amenity of neighbouring properties.

RECOMMENDATION

That the application be approved subject to planning conditions set out in section 8.0 of the report.

1.0 THE SITE AND SURROUNDINGS

1.1 The application property is a detached two storey dwelling located within Matlock. It is stone fronted with rough rendering to the sides and rear. The property includes an attached side garage which appears to be a later edition. The property is located to the north-east corner of Crook Stile between 18 and 14 Crook Stile with a pedestrian footpath to the east which provides access to Crook Stile from Smedley Street.



2.0 DETAILS OF THE APPLICATION

- 2.1 Planning permission is sought to extend the property by adding first floor extension above the garage and by removing and replacing the existing rear extension with a part two storey (to the east elevation) and part single storey (to the west elevation) extension. The scheme is of a contemporary design with mixed facing materials (stone faced and render) and glazed elements.

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan (2017)
S3 Development within Defined Settlement Boundaries
PD1 Design and Place Making
HC10 Extensions to Dwellings
HC21 Car Parking Standards
- 3.2 National Planning Policy Framework (2019)
National Planning Practice Guidance

4.0 RELEVANT PLANNING HISTORY:

- 4.1 None

5.0 CONSULTATION RESPONSES

- Matlock Town Council
5.1 No Objection.

- Councillor Martin Burfoot
5.2 Requested that the application be considered at Planning Committee if recommended for approval, due to the scale of the extension and potential impact on neighbours.

6.0 REPRESENTATIONS RECEIVED

- 6.1 No representations received to date.

7.0 OFFICER APPRAISAL

Principle

- 7.1 The site is located within the Matlock Settlement Boundary where policies permit extensions and alterations to existing dwellings provided that they are in-keeping with the character and appearance of the property in accordance with policies PD1 and S3. Regard should also be given to Policy HC10 (Extensions to Dwellings) which requires extensions to have a height, scale, form and design that is in keeping with the scale and character of the original dwelling and the site's wider setting and location.

Impact on street scene and character

- 7.2 Policy PD1 requires all development to be of a high quality that respects the character, identity and context of the townscape and that contributes positively to an area's character in terms of scale, height, density, layout, appearance, materials and relationship to adjacent buildings. Policy HC10 supports extensions to residential properties provided that the plot size is large enough to accommodate the extension without resulting in an overdeveloped site and that the scale, height, form and design of the extension is in keeping with the scale

and character of the original dwelling and the site's wider setting and location. Following the construction of an extension sufficient space for parking should also remain, as set out in Policy HC21.

- 7.3 The size of the plot (approx. 290m²) is considered large enough to accommodate the scale of the proposed extension and is not considered that the development would result in an overdeveloped plot.
- 7.4 The proposed extensions will result in an increase of internal floor space of approx. 65m², however due to the design and massing of the extensions the additional floor space is distributed appropriately between the different extensions, allowing them to remain of a scale subservient to the main dwelling.
- 7.5 In terms of materials the use of stone and render is considered in keeping with the existing dwelling and neighbouring properties. The use of render to the first floor extension also helps it to retain a more subservient appearance to the main dwelling. On this basis the development is considered to respect the character of the main dwelling and surrounding properties and it is not envisaged that the development will be harmful within the wider street scene.
- 7.6 As the property and garden slope up from the street, implementing the proposal will require changes to land levels to the rear garden, however as the gardens to Crook Stile are typically tiered it is not considered that alterations to land levels in the rear garden will effect the character of the main dwelling or wider area.

Impact on the amenity of neighbouring properties

- 7.7 The dwelling sits within the north east corner of Crook Stile with a detached property to the west (18 Crook Stile) and a footpath (from Smedley Street) and a detached dwelling to the east (14 Crook Stile). No representations have been received from the neighbours in respect of the scheme, however a Local Ward Member has raised concerns with the potential impact the development may have on neighbours.
- 7.8 The extension has been designed so that the extension steps down to single storey height adjacent to the boundary with 18 Crook Stile. Within the single storey extension there is one window facing west which will serve the kitchen/ dining room. Within the two storey extension (set back from 18 Crook Stile) there is also a west facing window, however this is to be obscure-glazed and will serve a non-habitable room (a bathroom). It is not considered therefore that the proposed extension would not result in a significant loss of light or privacy to the occupiers of 18 Crook Stile.
- 7.9 The design of the extension means that the first floor extension and two storey extension are to the east of the site, adjoining a pedestrian path and 14 Crook Stile. The orientation and siting of 14 Crook Stile mean that it is set back into its plot with a larger extent of land to the front than the rear. Due to this positioning 16 Crook Stile the extension will be mostly adjacent the front garden/ driveway of 14 Crook Stile rather than the dwelling itself. There is also a pedestrian path between the two dwellings acting almost as buffer between the properties. There will be patio doors to the ground floor of the extension facing east, as well as two windows to the first floor facing east. Amendments have been sought from the agent for additional obscure glazing to be included into the design of the first floor windows, to help reduce any sense of overlooking from the extension onto 14 Crook Stile. The lower half of the full length bedroom window will now be obscure glazed. The other first floor window will also be obscure-glazed and will serve a non-habitable room (a bathroom). It is not considered therefore that the proposed extension would not be overbearing or result in a significant loss of light or privacy to the occupiers of 14 Crook Stile.

Conclusion

7.10 The extensions are considered to be acceptable in terms of design and scale and would not cause any significant impact on the residential amenity of the neighbouring properties. The application is therefore considered to be in accordance with policies S3, PD1, HC10 and HC21 of the adopted Derbyshire Dales Local Plan and is recommended for approval on this basis.

8.0 RECOMMENDATION

That planning permission be permitted subject to the following conditions:

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason:

This is a statutory period which is specified in Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out other than in accordance with the following approved plans:

01 - Site Location Plan, Drawing No. LA-XS-0001 (received 27.03.2023).

02 - Proposed Block Plan, Drawing No. LA-GS-0001 (received 27.03.2023).

03 - Amended Proposed Elevations, Drawing No. LA-GE-0001, Rev. B (received 03.05.2023).

04 - Proposed Floor Plans, Drawing No. LA-GP-0001 (received 27.03.2023).

Reason:

For the avoidance of doubt and in the interests of the proper planning of the area.

3. Full details of the render (colour and finish) shall be submitted to and approved in writing by the Local Planning Authority before being applied to the external surfaces of the approved development. The development shall thereafter be undertaken in accordance with the approved details.

Reason:

To ensure a satisfactory external appearance of the development in accordance with policy PD3 and HC10 of the Adopted Derbyshire Dales Local Plan (2017).

9.0 NOTES TO APPLICANT:

1. The Local Planning Authority have during the consideration of this application engaged in a positive and proactive dialogue with the agent which has resulted in revised proposals included further obscure glazing within the design of the windows east elevation of the extension, to overcome some concerns with potential overlooking.
2. The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (England) Regulations 2012 as amended stipulate that a fee will henceforth be payable where a written request is received in accordance with Article 27 of the Development Management Procedure Order 2015 for the discharge of conditions attached to any planning permission. Where written confirmation is required that one or more conditions imposed on the same permission have been complied with, the fee chargeable

by the Authority is £34 per householder request and £116 per request in any other case. The fee must be paid when the request is made and cannot be required retrospectively.

The Local Planning Authority considered the application as submitted to be acceptable. On this basis, there was no need to engage with the applicant in a positive and proactive manner to resolve any planning problems and permission was granted without negotiation.