DELEGATED DECISION REPORT

HPK/2016/0566 **Valid 23/01/2017**	**65 GODWARD ROAD** **NEW MILLS**	**PROPOSED EXTENSION OF EXISTING BALCONY TO DOUBLE THE WIDTH. TO CHANGE THE EXISTING MATERIAL OF THE BALCONY AND BALUSTRADE FROM WOOD TO GLASS/STAINLESS STEEL AND COMPOSITE DECKED FLOOR.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of proposed development
- Design/impact on the street-scene and character & appearance of the area
- Impact on residential amenity
- Sustainability

RELEVANT POLICIES/GUIDANCE & OTHER MATERIAL CONSIDERATIONS

High Peak Local Plan Adopted April 2016

S1 – Sustainable development principles
S1a – Presumption in favour of sustainable development
S2 – Settlement hierarchy
S6 – Central sub area strategy
EQ1 – Climate change
EQ6 – Design and place making

SPD – Residential Design (Dec 2005)

National Planning Policy Framework

- Ministerial foreword
- Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

RELEVANT PREVIOUS APPLICATIONS

HPK/2005/0327 – Single storey extension to front of dwelling. Approved, 13.06.2005

HPK/0003/4293 - Gable end extension forming kitchen, dinning room and bedroom. Approved, 07.03.1995

HPK/0000/9455 – Conversion of garage to bedroom and erection of new garage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 14.02.2017
Neighbour consultation period ends: 13.02.2017
Press Advert: N/A

County Highways

No objection

New Mills Town Council

No objections

Neighbours

No comments received

OFFICER COMMENTS

Description of site & Principle of development

The application site comprises a detached, two-storey dwelling with gardens to the front, side and rear. The plot is located on the corner of Godward Road and Eaves Knoll Road.

As noted above, the application seeks full planning permission for proposed extension of existing balcony to double the width and to change the materials of the existing balcony and balustrade from wood to glass/stainless steel and composite decked floor.

The application site lies within the built-up area boundary and 'urban' landscape area, as defined in the Local Plan. Within the context of Local Plan policies the principle of the proposed development is acceptable.

Design/impact on the street-scene/character & appearance of the area

The context/site circumstances are that a balcony currently exists. It is noted that the existing balcony does not appear to have the benefit of planning permission. However, the owner informed the Officer that the balcony has been in situ for approx. 20 years. A site visit (eg. the brick pillar) suggests that the structure has been in place for numerous years. The proposal consists of erecting 1 No. brick pillar for the extended balcony to be supported by (to match the existing brick pillar that the current balcony rests on). The extended balcony measures approx. 3.2m wide x 1.8m deep and with the alterations to the materials of the existing balcony the resultant size overall would be 6.2m wide x 1.8m deep. The materials are composite flooring, stainless steel posts & rail and glass panels. The glass panel facing Eaves Knoll Road is to be obscure glazed.

Although the development comprises modern materials and the property is located within a visible location, it is considered that the proposal would be acceptable in terms of design, it is of a limited depth (identical to the existing balcony) and would have an acceptable impact on the street-scene/character and appearance of the area. Subject to a condition re materials the proposed development is considered to comply with Local Plan policy EQ6 and section 7 of the NPPF.

Impact on neighbour amenity

The property potentially most affected by the presence of a balcony in the position as proposed is the neighbouring property to the north-east, number 63. However, given that a) the proposed balcony extension is further away from number 63 than the existing balcony, b) both number 65 and number 63 have single-storey rear extensions and c) there are small ornamental trees and high hedges along the rea boundary between the two properties, it is considered that there are no significant amenity issues arising from the application in respect of number 63. Also, given the relationship, and distance to (40m to number 1A The Crescent and 35m to number 1 Knightwake Road), properties to the south-west and south-east, it is considered that they would not be adversely affected in privacy terms. The isolation distances would meet the Councils privacy standards of 21m. It is considered that there are no amenity issues arsing in respect of these neighbouring properties.

As such, the proposed development accords with policy EQ6 of the Local Plan and bullet point 4 of para. 17 of the NPPF.

Highway safety

It is considered that there are no highway safety issues arising from the application. The proposal therefore complies with policy CF6 of the Local Plan and section 4 of the NPPF.

SUSTAINABILITY, PLANNING BALANCE, CONCLUSION & RECOMMENDATION

Bearing in mind the points discussed above it is considered that the proposal constitutes a sustainable form of development. As such the proposed development accords with Local Plan policies S1 and S1a and therefore should be approved without delay, in accordance with para 14 of the NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: John Williamson
Recommendation Date: 16.03.2017

X

Signed by: Jane Colley

On behalf of High Peak Borough Council