

Development Control

High Peak Borough Council & Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

29th February 2016

Dear Sirs

Re: Detailed planning application for consent to construct a first floor extension over the garage, 11 Bramble Bank, Glossop. SK13 8TR

In support of the enclosed planning application, we would provide the following additional information.

The Site

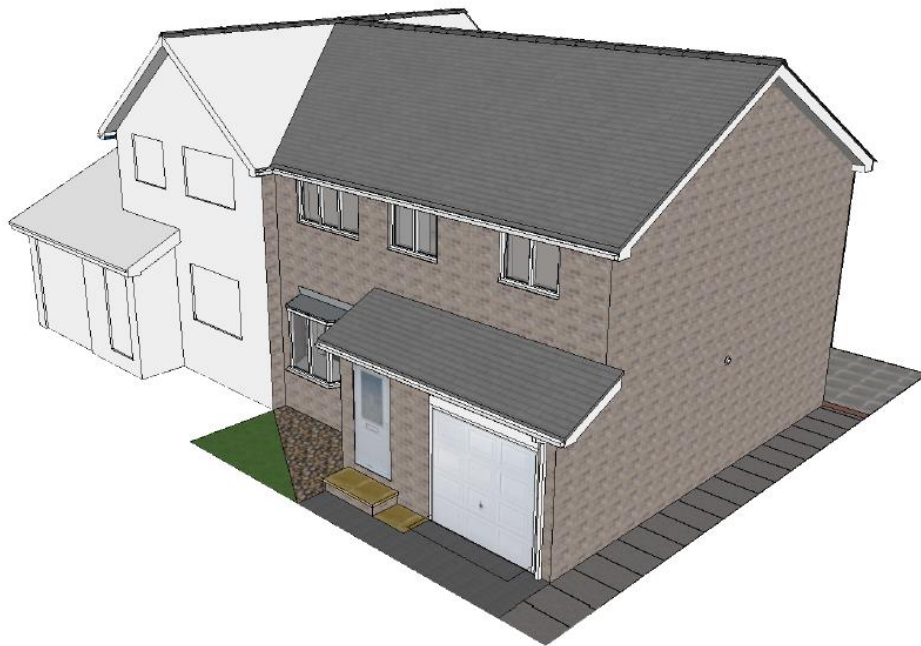
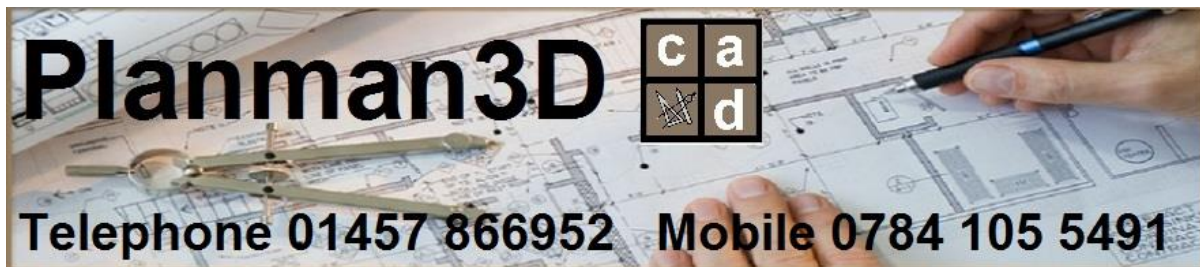
The site is part of a large residential estate consisting of predominately two storey, brick faced houses with pitched, tiles roofs. There is a mix of property sizes and also a variation in elevation treatment, which is significant to this application. Many of the properties have been extended using brickwork and pitched roofs to match the existing and this use of similar materials has maintained the homogenous feel of the original design.

The applicant's needs

The applicants, and their two children, are settled in 11 Bramble Bank. The children attend a good local school and they have established a group of close friends within the community. The applicants want to stay in their current property but with the children growing up, they have a need for more space. The applicants are not in a position to make the very large financial step up to a purpose build four bedroom house and coupled with their wish to stay in their current home, they see the only solution is to add a small extension onto 11 Bramble Bank.

Previous Application and Consultation

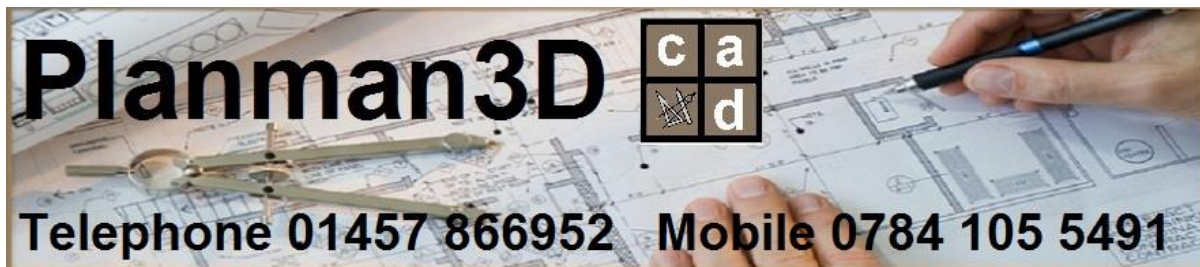
The applicants have already submitted a planning application, HPK/2015/0633, for an extension over the garage;



During the planning process, the Development Control Officer for High Peak Borough Council & Staffordshire Moorlands District Council, advised that following within an email dated 15th January;

'Unfortunately the proposed development at the above address is to be recommended for refusal, as it will have a significantly detrimental impact on the character of the host dwelling, and surrounding street scene, by virtue of terracing.'

The National Planning Policy Framework highlights the requirement for good design that contributes positively to making places better for people and design policies that guide the overall scale, height, layout and access of new development in relation to neighbouring buildings and the local area generally. Also, Local Plan saved policies GD4, BC1, H14 and emerging policy EQ5 require development to respect character of the original dwelling and also the surrounding area in terms of scale, design, layout, fenestration and external appearance.

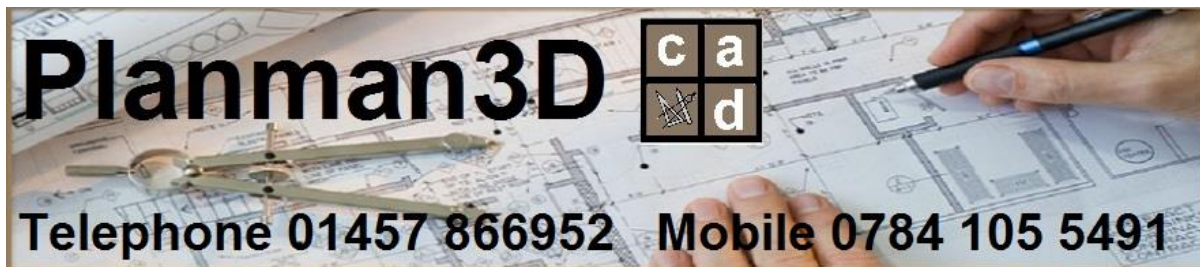


I regret that due to the size and height of the first floor extension above the garage, a terracing effect will be created which will be highly visible when the properties are viewed from the street scene and from the top of Carr Bank.'

The applicants were very disappointed with this assessment as we strongly disagree that the proposals would have had a '*significantly detrimental impact on the character of the host dwelling, and surrounding street scene, by virtue of terracing*', as there is precedence for this design approach very close to the application site, visible from the applicant's home. The photograph below shows 11 Bramble Bank on the right hand side with 7 Bramble Bank, a few doors away, having a very similar arrangement to what was being proposed. Therefore, what was being proposed has previously been deemed to be acceptable and the applicants reasonably expected their own proposals to also be acceptable.



Bramble Bank with No11 on right hand side of photograph



We believe it is unreasonable to apply a design policy to protect against terracing where terracing already exists. Bramble Bank is not made up of very similar looking house types, where an extension to one house would be very obvious and would introduce an alien feature. Bramble Bank was originally designed to have a mix of house designs to add interest, including terraced properties. There have also been many extensions to properties at Bramble Bank and none of these stand out as being visually detrimental to the appearance of Bramble Bank.

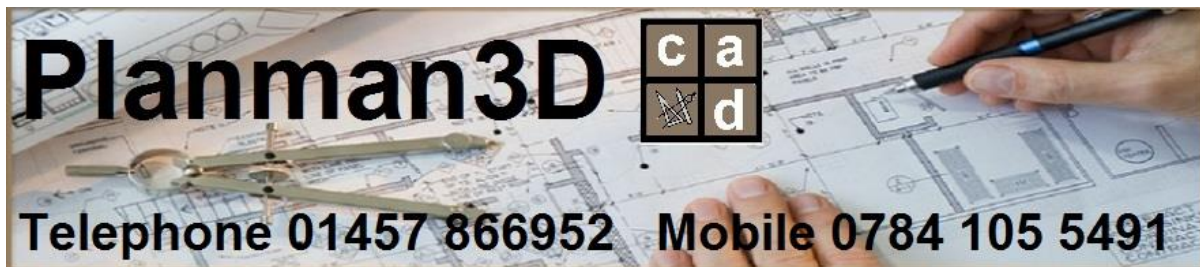
However, in an attempt to reach a mutually acceptable design solution with the Development Control Officer, the applicant agreed to withdraw the application to avoid a refusal recommendation and possible refusal of their application.

Current Application

To try to address the Officers comments, the design of the extension was revised to introduce a set back in the front face of the extension, which in turn will also result in a step in the ridge of the roof. This common design approach will ensure the extension is subservient to the original house.



Current Proposal



A similar design approach has been adopted for the extension at 19 Carr Bank, although the proposed set back for 11 Bramble Bank will be almost twice as much;



There is precedence for our latest proposal at 19 Carr Bank

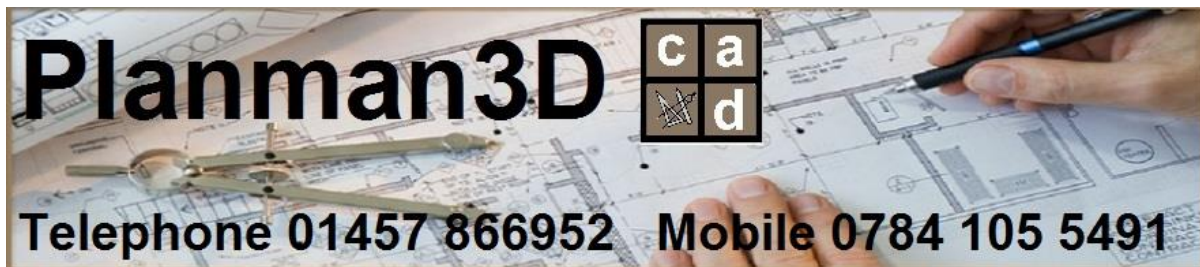
The Development Control Officer had also previously suggested that consideration could be given to reducing the width of the proposed extension. Whilst we have looked at this option, we have discounted it as it would result in the new first floor gable wall not lining through with the garage gable wall below, as well as impacting on the usability of the new rooms;



Proposed first floor plan

The applicants have consulted with their neighbours to make them aware of their proposals and they have received overwhelming support to their proposals. Letters of support (copies attached) have been received from the following;

- | | |
|-------------------------------|--------------------|
| • Ian Oates | - 1, Bramble Bank |
| • Darren Baxendale | - 3, Bramble Bank |
| • Damian and Cath Norton | - 8, Bramble Bank |
| • Gordon and Jennifer Wellens | - 7, Bramble Bank |
| • Colin and Stephanie Smith | - 9, Bramble Bank |
| • T Cope | - 10, Bramble Bank |
| • John and Tania Mettick | - 12, Bramble Bank |
| • Richard and Sandra Waring | |
| • | |



Conclusion

The applicant needs additional space to accommodate his growing family and they would like to stay in their current home for the reasons provided. Bramble Bank is a residential estate of varying house types where many property extensions have been accommodated without detrimental visual impact. The proposed extension to 11 Bramble Bank addresses the concerns raised by the Development Control Officer about the original design, HPK/2015/0633, and will also have minimal visual impact as it will be in keeping with the type of extension which have been permitted in the past.

We trust that we have provided sufficient information for this application to be considered but should you require any further information, please do not hesitate to contact the writer.

Yours sincerely

Alan Sorah

Planman3D