

DELEGATED DECISION REPORT

HPK/2017/0014
Valid 10/01/2017

5 RAMSDEN CLOSE
GLOSSOP

TWO STOREY SIDE
EXTENSION AND SINGLE
STOREY REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design / Visual Amenity
- Neighbouring Amenity
- Parking and Access

DESCRIPTION OF SITE

The application site relates to a detached dwelling, no. 5 Ramsden Close, and associated domestic curtilage which is located on the south side of the cul-de-sac within the built-up area boundary of Glossop. There are neighbouring dwellings on either side of the site with a public footpath running along the western boundary of the site which connects Ramsden Close to Heath Road.

PROPOSAL

The application details a two storey side extension and a single storey extension to the rear of the property. This application is a resubmission of a refused application, HPK/2016/0615.

The two storey extension would be sited partly above the existing garage/kitchen to the side and would then extend from the rear building line by approx. 4.1m. This extension has a pitched roof design, the maximum height of which would be approx. 6.3m. The proposed single storey extension to the rear would project approx. 3.2m from the rear elevation and its (flat roof) height would be approx. 3.2m. The extensions would be constructed using a buff brick plinth to match the existing brick to the ground floor with hung tiles to the first floor walls and concrete tiled roof above.

Supporting documents were submitted during the course of the application as follows: a Supplementary Statement, a Sustainability Statement and an Overshadowing Study.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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. 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 new Local Plan was taken to Full Council on 14th April 2016 where it was formally adopted, subject to the Main Modifications as required by the Inspector. Full weight can now be attributed to the policies of the new Local Plan.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Documents

Residential Design SPD
Appendix 2 – Guidelines for the Design and Layout of Residential Development

National Planning Policy Framework

Paragraph 17 – Core Planning Principles
Chapter 4 – Promoting Sustainable Transport
Chapter 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2016/0615 - Rear and side extension with timber cladding and render to existing house walls – Refused 28/12/2016.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/02/2017
Neighbour consultation period ends: 26/01/2017
Press Advert: N/A

Public Comments

One neighbouring resident has made representations against the proposed development. The following concerns are raised:

- Detrimental impact on No. 4 Ramsden Close due to visual intrusion, overbearing impact and loss of light to neighbour's rear bedrooms, orangery and garden.
- Loss of views (to No. 4 Ramsden Close).
- There are no two storey rear extensions on the Heath development.
- The description of the development is inaccurate.
- The proposal is contrary to Local Plan policies.

- The roof pitch is at right angles to the existing roof.
- Approval of the development would set a precedent for similar developments in the area.
- Inappropriate flat roof to the proposed single storey extension.

Arboricultural Officer

No objection raised to the previous application, HPK/2016/0615.

Environmental Health

No comments received.

Derbyshire County Council Highways

No objection subject to applicant demonstrating and maintaining 3 no. off street parking spaces of 2.4m by 5.5m minimum dimension (2.4m by 6.5m where in front of garage doors) clear of any obstruction to their designated use.

OFFICER COMMENTS

Design / Visual Amenity

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place. Section 7 of the NPPF places great importance of good design and states that good design is a key aspect of sustainable development.

The previous application was refused on the grounds that the siting, scale, design and construction materials of the proposal would appear as a stark and incongruous addition which would detract from the character and appearance of the host dwelling and the street scene.

The design of the proposed development has been revised since the previous refused application and is now of more traditional design. The two storey extension has a roof design which largely reflects the pitch and form of the existing roof. Whilst this integrates with the existing roof, the asymmetrical roof form, which forms a valley with the existing roof part-way up the roof, slope creates an awkward and disjointed junction of the built forms. Furthermore, the scale of the two storey side extension continues to dominate the depth of the original building and is set too far back from the front wall with a rearward projection which produces an oversized extension when viewed from the side. Materials used for the two storey extension would comprise a buff brick plinth to the ground floor with hung tiles to the first floor walls and concrete tiled roof above. The use of hung tiles to the upper walls is limited in extent and would reflect the hung tiles to the front elevation of the existing property. The proposed single storey extension has a flat roof design which is of a poor design. Therefore is considered that the scale, design and awkward siting is significantly detrimental to visual appearance and character of the dwelling.

Overall, it is concluded that despite the improvement to the design, the proposal continues to be out of keeping with the character of the host dwelling, contrary to Policy EQ6 of the Local Plan and Section 7 of the NPPF.

Neighbouring Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. Appendix 2 – Guidelines for the Design and Layout of Residential Development discusses the parameters against which residential extensions will be assessed.

The main impact of this proposal would be upon the next door property, No. 4 Ramsden Close, which is situated to the north of the site. Other neighbouring properties are further away from the proposed development and would not be significantly affected.

No. 4 Ramsden Close is situated on slightly higher ground (approx. 900mm) than the application property. The neighbouring property has been extended to the rear with an orangery which is close to the side boundary. The orangery has a glazed roof which allows views towards the rear of the application property. There are first floor bedroom windows to the rear elevation of the neighbour's property which allow views towards the site and beyond. The Overshadowing Study drawing provided by the applicant indicates that the extended property will not infringe on a 45 degree angle (drawn both on elevation and floor plan) when measured from the centre of the neighbour's nearest first floor window and from the neighbour's glazed orangery roof. However, the 45 degree rule is a general rule of thumb only and, in this case, given the 4m rear projection of the two storey extension, its maximum height of 6.3m and proximity to the common boundary, this proposal would result in loss of light and have a severe overbearing and oppressive impact when viewed from the neighbour's first floor bedroom window and rear garden area. The proposed extension is situated directly to the south of the neighbour's property. This would exacerbate the impact on the neighbour as the extension would block afternoon sunlight and add to a sense of oppressiveness. With regard to the height of the proposed two storey extension, it is noted that this has been increased since the previous planning application which exacerbates the overall impact.

It is considered that the adverse impact on nearby amenity would outweigh any benefits arising from the scheme.

Given the above, it is considered that the proposed two storey extension would not achieve a satisfactory relationship to adjacent neighbouring properties and so it is contrary to Policy EQ6 of the Local.

Parking and Access

The application site can accommodate at least 3 no. off road parking spaces on the driveway to the front and in the proposed garage, which is considered sufficient to meet the needs of the extended property. It is considered that the proposed

development would not adversely affect highway safety and it thereby accords with Local Plan Policy CF6.

Conclusion / Planning Balance

For the reasons outlined above, it is considered that the proposal would result in a significant detrimental impact on the amenities of the neighbouring occupiers and the character of the host dwelling. Any benefits arising from the scheme would not outweigh the adverse impacts arising from the proposal. The application is therefore recommended for refusal.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Mark Ollerenshaw

Recommendation Date: 07/03/2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council