

DELEGATED DECISION REPORT

HPK/2017/0157
Valid 24/08/2017

HAWKSHEAD HOUSE
HAWKSHEAD ROAD
GLOSSOP

RETENTION OF PROPERTY
AS TWO DWELLINGS

(FULL - MINOR)

MAIN ISSUES

- Character and appearance
- Amenity
- Highway safety

DESCRIPTION OF SITE

The site comprises a substantial detached building, Hawkshead House, and associated driveway and residential curtilage which is located at the end of Hawkshead Fold within the Built Up Area Boundary of Glossop. The site is covered by an area TPO (Hawkshead Mill Old Glossop). There are neighbouring dwellings on Hawkshead Fold to the south west whilst at the rear of the site (north east) is the former site of Hawkshead Mill, now largely cleared, which benefits from planning permission for residential development.

The property is not listed but is on the Derbyshire Historic Environment Record for Hawkshead Mill (HER 33322) and is thought to have originated as a mill owner's house associated with the adjacent mill site.

PROPOSAL

Retrospective planning approval is sought to sub-divide a single dwellinghouse into two separate dwellings. The works undertaken comprise internal alterations including blocking up of interconnecting doors between the two proposed dwellings together with erection of partition walls. The western wing of the house now comprises a three bedroom dwelling whilst the eastern side of the house comprises a five bedroom dwelling. The applicant has submitted a plan indicating the provision of 10 no. off road parking spaces within the frontage of the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
EQ7 Built and Historic Environment
H1 Location of Housing Development
CF 6 Accessibility and Transport

National Planning Policy Framework

Paragraph(s) 1 - 17

Section(s) 6, 7, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2003/0186 – Mill owners house to revert back to residential use – Approved 21/05/2003.

HPK/0002/4304 – Change of use from part offices and part residential to offices only (as registered office for applicant's business) – Approved 19/05/1986.

HPK/0002/4012 – Rest home – Refused 25/04/1986.

HPK/0002/3475 – Change of use to short stay (up to 7 days) residential centre for adults providing courses in creative subjects, i.e. writing, painting etc – Approved 19/08/1985.

HPK/0002/3474 – Change of use to restaurant – Approved 19/08/1985.

HPK/0002/3473 – Change of use to hotel – Approved 19/08/1985.

HPK/0002/3472 – Change of use to commercial and/or arts/crafts exhibition centre – Approved 19/08/1985.

HPK/0002/3471 – Change of use to day nursery – Approved 19/08/1985.

HPK/0002/2755 – Change of use to private rest home for the elderly – Refused 18/03/1985.

HPK/0001/7577 – For Proposed Conversion of East Wing of House to Residential Use (rest of building to remain as offices) – Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 17/10/2017

Neighbour consultation period ends (as extended): 10/11/2017

Press Advert: N/A

Public Comments

One objection from a neighbouring occupier has been received. The neighbour states that the access road to the site is jointly owned by 4 houses and questions how the applicant intends to gain access to the new dwelling without agreement?

The neighbour has also queried how the applicant can park 4 cars on the site and still gain access to each car. The objector considers that there is insufficient detail with the application to assess the application.

Town / Parish Comments

N/A

Environmental Health

There is no substantial change of use so no observations to make concerning this application.

Derbyshire County Council Archaeologist

Hawkshead House is within the entry on the Derbyshire Historic Environment Record for Hawkshead Mill (HER 33322) and is thought to have originated as a mill owner's house associated with the mill site. It is certainly shown on historic mapping from 1857 and 1880: the central part of the house appears to be the earliest. The building and grounds are then shown subdivided by 1898. By 1921 the building had been extended to east and west, with the addition of the front gable at its eastern end the front bay to the central portion – these alterations appear to have been associated with the ownership of Isaac Jackson who bought the site in 1904. The building was damaged by severe flooding in 1944 and may have been further remodelled after this point.

Subdivision of the building is therefore historically attested (from the late 19th century onward), though it seems not to reflect the original planform which was of a single dwelling. Reverting to the subdivided arrangement has apparently been effected with very little structural alteration and has not harmed the heritage significance of the building in any meaningful way.

Derbyshire County Council Highways

No objection subject to adequate off street parking being demonstrated and maintained clear of any obstruction to its designated use.

OFFICER COMMENTS

Principle of Development

In accordance with policy S1 the Borough Council expects all new development to make a positive contribution towards the sustainability of communities. Policy S1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. This means that the Council will work pro-actively jointly with applicants in order to find solutions, enabling proposals to be approved wherever possible.

This application relates to a site located within the Built-Up Area Boundary of Glossop, close to public transport links and local amenities. Policy H1 outlines how the Council will ensure that provision is made for housing taking account of all other policies in the Local Plan and includes promoting the effective re-use of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose.

The application site is located within a sustainable location and is currently in residential use. Accordingly the principle of development is considered to be acceptable.

Heritage considerations

The County Archaeologist advises that the subdivision of the building is historically attested (from the late 19th century onward), though it seems not to reflect the original planform which was of a single dwelling. The property appears to have been used for various purposes in the past, including office use. However, its most recent consent was for residential use, granted in 2003 under application. HPK/2003/0186

The proposed subdivision of the building as now proposed has been effected with very little structural alteration and has not harmed the heritage significance of the building in any meaningful way. The building retains its character and appearance and the proposals thereby accord with Policy EQ7 of the High Peak Local Plan and Section 12 of the NPPF.

Design

Policy EQ6 requires all development to be well designed to respect the character, identity and context of the High Peak's townscape and landscape. The development proposed comprises internal alterations in order to subdivide the building into two separate dwellings. The alterations proposed are internal only and retain the traditional character and appearance of the property and wider locality.

Amenity

Policy EQ6 requires all new development to achieve a satisfactory relationship to adjacent development. New development should not lead to unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing impact, noise or other adverse impacts on character and amenity.

The proposal incorporates the sub-division of an existing residential dwelling. Existing openings are to be retained and no alterations are proposed to the exterior of the building or its grounds. It is not considered that the proposed subdivision to create an additional dwelling would give rise to any significant impact on neighbouring amenity in terms of an intensification of use of the site. No greater massing or bulk would be created and as such it is not anticipated that the proposal would result in harm to neighbouring amenity.

In terms of the occupiers of the proposed dwellings, it is considered that the proposed dwellings will afford future occupiers with a high level of amenity, including ample private garden areas and off road parking.

Highway Safety

No objection has been raised by County Highways, subject to adequate off street parking being demonstrated and maintained clear of any obstruction to its designated use.

The site includes large areas of hardstanding to the front of the building which will provide each dwelling with sufficient off road parking provision. In addition, the site is located within a sustainable location with access to public transport links. It is not anticipated that the proposed development would generate significantly higher levels of car movements when compared to the existing property. As such it is considered that there would be no significantly greater impact on the local highway network than that incurred by the existing use.

The neighbouring objector is concerned with how the applicant intends to gain access to the new dwelling given that there is a covenant in place relating to the access road, which is jointly owned by 4 houses on the road. It is considered that this is a private, legal matter which falls outside the scope of this planning application.

It is considered that the application accords with Policy CF6 of the Local Plan and Section 4 of the NPPF.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant design, heritage, residential amenity and highway safety policies of the High Peak Borough Council Local Plan and the National Planning Policy Framework. Accordingly, approval is recommended.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 10/11/2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

