

## DELEGATED DECISION REPORT

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HPK/2018/0262  
Valid 02/08/2018

CORN MILL HOUSE KING  
EDWARD AVENUE  
GLOSSOP

FORMATION OF NEW  
EXTERNAL BIN STORE AND  
SCOOTER STORE, REAR  
EXTENSION TO FORM NEW  
FLAT AND CONVERSION OF  
CURRENT VOID SPACE TO  
FORM 1 NEW FLAT AND A  
NEW TREATMENT ROOM

(FULL - MINOR)

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### MAIN ISSUES

- Provision of community facilities
- Residential amenity
- Design

### DESCRIPTION OF SITE

The application site is a popular sheltered accommodation complex situated just off the main A57 within the Built up area of Glossop and outside the conservation area. The complex provides warden-controlled safe residential accommodation for the elderly. The complex is arranged over 4 floors on a site that rises steeply to the west and north with the ground floor, 1<sup>st</sup> floor and some of the 2<sup>nd</sup> floor having subterranean elements at the rear (western elevation) and side (northern elevation). The voids created are currently unused space. The site is bounded to the west, north and east by residential development

### PROPOSAL

An application has been submitted to upgrade the outside parking area of the site to include safe parking provision for scooters, a new bin dwell area, additional living accommodation and a new communal facility (hair dressing salon). Initially it was hoped to use some of the vacant void spaces to create 2 new residential flats and a communal space and extend within the front courtyard to create a 3<sup>rd</sup> flat. However given the topography of the site and the limited natural daylight available to the rear (western elevation ) of the complex, a revised submission seeks consent for 1 new 1<sup>st</sup> floor flat, a new communal space to the 2<sup>nd</sup> floor and an extension to the ground floor to create a 2<sup>nd</sup> new flat.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles  
S 1a Presumption in Favour of Sustainable Development  
S2 Settlement Hierarchy  
S5 Glossopdale Sub-area Strategy  
H1 Location of Housing Development  
EQ 6 Design and Place Making  
CF5 Provision and Retention of Local Community Services and Facilities  
CF 6 Accessibility and Transport

## **National Planning Policy Framework**

Section 2 Achieving sustainable development  
Section 5 Delivering a sufficient supply of homes  
Section 8 Promoting healthy and safe communities  
Section 12 Achieving well-designed places

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/0001/1867 – Proposed sheltered accommodation including communal facilities – Approved  
HPK/0001/7312 – Proposed sheltered development of one bed and 2 bed flats and communal facilities – Approved  
HPK/2011/0647 – replace all existing timber windows and doors with upvc double glazing – Approved 11/01/2012  
HPK/2017/0519 – Replacement of communal front entrance door – Approved 16/11/2017

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 21/09/2018  
Neighbour consultation period ends: 27/08/2018  
Press Advert: N/A

### **Public Comments**

No comments or representations received.

### **Town / Parish Comments**

N/A

### **Environmental Health**

No comments received

## **Derbyshire County Council Highways**

No objection subject to the applicant demonstrating and maintaining adequate off street parking and manoeuvring space to serve both the proposed and existing development. It is recommended that views of the local refuse collection service are sought with respect to suitability of bin store proposals for their purposes.

## **OFFICER COMMENTS**

### **Principle of Development**

The application site provides a popular community facility for the elderly within the Built up area of Glossop. Any extension or increase in accommodation within this facility would be acceptable in principle given the provisions of Policies S2, S5 and CF5 of the Adopted High Peak Local Plan. Any proposal would be subject to other relevant local plan policies such as those that seek to ensure that amenity is protected and development is well designed.

### **Design**

The existing housing scheme is accessed from Riverside Close with the southern elevation being the prominent one to the highway. The site rises up to nos. 23-29 Riverside Close, however views of the site from these dwellings are limited to the 4<sup>th</sup> floor given the topography of the land. The windows for new proposed ground floor flat, 1<sup>st</sup> floor flat and multi use space will match the existing in design and materials and will mirror the existing fenestration arrangements.

The landscaping required to make use of the relevant void areas will be minimal requiring the construction of two small retained areas to the western and southern elevations which in the main will not be visible from public vantage points.

Views of the proposed ground floor flat roof extension will be obscured by the communal atrium when viewed from Corn Street to the east. Views of the new bin store will also be obscured by the presence of a small hedge which will bound the bin store site. The scooter store will be positioned discretely to the eastern boundary therefore overall the character and appearance of the site will remain relatively unaltered complying with Policy EQ6 of the Adopted Local Plan.

### **Amenity**

Policy EQ6 of the local plan also makes provision for residential amenity. The residents of sheltered housing may be required to spend a lot of their day time and evening hours within their flats (primary accommodation) and as such should expect to have an adequate level of amenity such as outlook and natural daylight and sunlight. The revised scheme, the subject of this application makes provision for adequate levels of sunlight and daylight reaching the two flats(primary accommodation) especially the new 1<sup>st</sup> floor flat which will receive daylight from the south and west as it moves around the southern gable of the building. The proposed ground floor flat will receive less light however the bedroom and lounge are both orientated to receive the natural light that is available.

With regard to privacy distances and overlooking, the ground floor flat has the potential to be adversely overlooked by views from both the ground floor communal kitchen window and the western window of the communal atrium at ground floor level. In order to protect amenity a suitable condition for obscure glazing will be imposed on any consent granted. The communal atrium has a vaulted ceiling and does not have a floor at 1<sup>st</sup> floor level nor is there a window above the communal

kitchen. Given the obtuse angle of other windows within the courtyard area immediately outside the ground floor extension there will be no further opportunities for overlooking or direct views into the main habitable windows of the proposed ground floor flat.

The new 1<sup>st</sup> floor flat and communal space will not be overlooked either given the steep topography of the land alongside and as such the proposed development as a whole achieves a satisfactory relationship to other flats within the complex and adjacent residential development and complies with the above policy in respect of amenity.

### **Highway Safety**

The new proposed parking area has been reconfigured to provide more car parking spaces than existing due to the relocation of the bin store with some disabled parking provision. The local highway authority has questioned the accessibility of the new bin store location however the plans show that this new location is not obscured by a parking space and is easily accessible meeting the terms of Policy CF6.

### **CONCLUSION / PLANNING BALANCE**

Cornmill house is a popular community facility with the requirement for units being in high demand. The proposed development will provide two additional units with no adverse impact on residential amenity or the character and distinctiveness of the site and immediate locality complying with the Adopted High Peak Local Plan.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Moya Phillips**

**Recommendation Date: 10/10/2018**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**