

DELEGATED DECISION REPORT

HPK/2021/0037
Valid 03/02/2021

DANEMOOR NORTH ROAD
GLOSSOP

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and impact on Conservation Area
- Amenity

DESCRIPTION OF SITE

Danemoor is a traditional brick-built semi-detached dwellinghouse on North Road, in the Howard Park Conservation Area. The plot adjoins Park Dene Drive to the rear which does not lie within the Conservation Area.

The plot is bounded to the front by a high hedge, with open access to a driveway. The dwelling has gardens to front and rear. The rear is mostly paved while there is a lawned area to the front. Vegetation and mature trees provide a boundary and screening to the rear of the plot.

North Road slopes steeply and the dwellings to the north are consequently sited on a much higher ground level. The building to the north is substantial and somewhat overbears Danemoor, and several of its windows overlook the garden of Danemoor.

PROPOSAL

A single-storey rear extension is proposed in matching brick to the existing dwellinghouse, with three rooflights, and glazed doors to the rear, windows on each side, and a further door to one side of the extension. The applicant states that this would fall within permitted development were the application site not within the Conservation Area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

Design SPD

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23/2/2021
Neighbour consultation period ends: 25/2/2021
Press Advert: 4/3/2021

Public Comments

None

Town / Parish Comments

None

Derbyshire County Council Highways

No objection

Conservation Officer

No comments to make on this application

OFFICER COMMENTS

Principle of Development

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 Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.

Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policies S1 and S1a of the High Peak Local Plan the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. 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 (NPPF).

Development will be directed towards the most sustainable locations in accordance with the settlement hierarchy set out at Policy S2. In accordance with the settlement hierarchy, Glossop is regarded as a 'Market town' where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.

The principle of development is consequently in accordance with the Local Plan.

Design

Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the high Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The single-storey nature and the design of the proposed extension respect the character of the original dwellinghouse. Proposed materials match that of the existing dwellinghouse. The proposal is consequently in accordance with Policy EQ 6 and the Design SPD.

Policy EQ 7 of the High Peak Local Plan requires development proposals in Conservation Areas to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing, in accordance with Character Appraisals where available.

There is no Character Appraisal for Howard Park. The character of this section of North Road is marked by substantial dwellings, mainly semi-detached, set in generous plots behind hedges or drystone walls. Mature trees line the road.

The proposal is unlikely to have any impact on the Conservation Area, being located entirely to the rear of the dwellinghouse, not visible from North Road. It is possible that the extension might be glimpsed through the gateposts of the neighbouring dwellinghouse, but the design is in accordance with the original dwellinghouse and would not be detrimental to the Conservation Area. The proposal is consequently in accordance with Policy EQ 7.

Amenity

The Council's Adopted Residential Design Guide SPD states that as a guide a distance of 21m between habitable room windows of adjacent properties will provide an acceptable level of amenity. High Peak Local Plan Policy EQ6 and paragraph 127f) of the National Planning Policy Framework seek to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

There is an established relationship between the dwelling to the north and the application site, which it overlooks. It is possible that residents of the neighbouring dwellinghouse could overlook occupants of the proposed extension through the rooflight windows. However, as these are positioned at an angle on a sloping roof and are some distance from the windows on the south elevation of the neighbouring property, this is not considered a significant issue. Given the single storey nature of the proposal and distance from boundaries no overshadowing is anticipated

No other overlooking issues or other amenity concerns are raised by the proposal. It is consequently in accordance with the Local Plan, the Design Guide and the NPPF.

Highway Safety

Policy EQ6 and CF6 seek to ensure that all new development is served by safe and satisfactory access.

The proposal involves no new bedroom space, so parking provision does not need to increase. There is ample parking space for the dwelling on the front drive. The proposal raises no highways issues and is considered to be in accordance with Policies EQ6 and CF6.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the High Peak Local Plan and the National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Faye Plant

Recommendation Date: 24/03/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council