

DELEGATED DECISION REPORT

HPK/2021/0095
Valid 25/02/2021

291 ROSE COTTAGE
SHEFFIELD ROAD
GLOSSOP

DEMOLITION OF EXISTING
REAR EXTENSIONS AND
CONSTRUCTION OF NEW
TWO STOREY EXTENSION TO
THE REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site is a detached house forming part of a ribbon of development along Sheffield Road on the outskirts of Glossop, and within the Built-Up Area Boundary. The house has gardens at the front and side and the rear elevation is set close against a neighbouring garden. The property includes an outbuilding to the west side, and the house has single-storey extensions at the east side and rear.

PROPOSAL

The proposal is to replace the existing single storey rear extension with a part two-storey, part single-storey extension projecting from the rear of the main body of the house and the existing side extension, and slightly to the side of the west elevation. It is also proposed to add a new side-facing first floor window to the existing west facing elevation, and alter arrangements of existing windows and doors at first floor.

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
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Documents

High Peak Design Guide
Residential Design SPD

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

National Planning Policy Framework

Paragraph 11 The Presumption in Favour of Sustainable Development

Section 4 Decision-making

Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/6236 - Pitched Roof Over Existing Flat Roof. Approved, 19/05/1997

CONSULTATIONS

Publicity

Site Notice expiry date: 15/04/2021

Neighbour consultation period ends: 24/03/2021

Public Comments

None received

Town / Parish Comments

None received

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application site located within the built up area boundary for Glossop, where new development will be directed in accordance with Policy S2. Accordingly the general principle of development is considered to be acceptable, subject to design and amenity policies.

Design

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.

Paragraph 127 states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The existing building is traditional in character and form, characterised by coursed stone walls and stone tiles, with minor use of timber cladding at the east elevation. The extension. Although of a sizeable proportion would be simple in form, sympathetic to the character of the house and would employ facing materials to match existing.

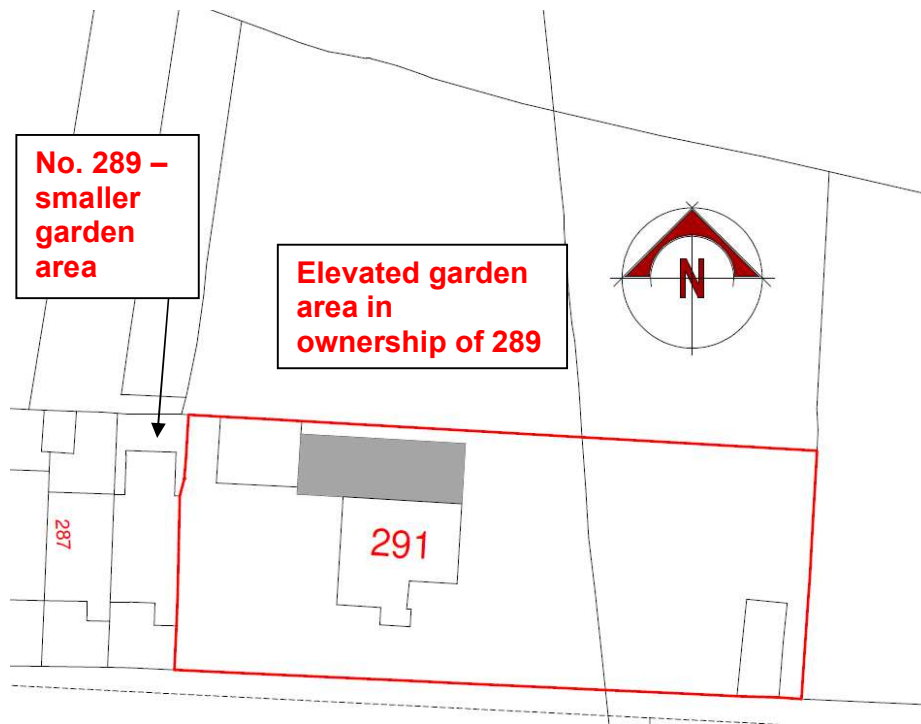
The extension would be positioned to the rear of the house and although extending behind an existing single storey side addition, would only marginally extend above the roof line. Given the mature landscaping to the front of the house, it would not appear out of keeping with the dwelling, nor would it form a prominent addition in the street scene. The extension also includes a hipped roof, which is in contrast to the gable roof form of the host dwelling. Whilst not a particularly attractive roof, the property is set well back from the road and therefore any views of the hipped roof form would be limited. As such it is considered, on balance, that the extension would be acceptable in design terms and would comply with EQ6.

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. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

The house is neighboured only on the west side and would only have any impact on the amenity of the neighbouring house at no. 289 Sheffield Road. The two-storey part of the proposal would be set sufficiently far (around 12m) from no. 289 to avoid any impact in terms of loss of light, visual intrusion or overshadowing.

No. 289 has a small yard/garden at its immediate rear, as well as a larger garden area at a higher elevation, which extends to the rear of the application site, as shown below:



The two storey element of the proposed extension would project extend above the ground level of this garden area, but due to the difference in ground levels and the extensive size of the garden, it is not considered that the extension would result in an overbearing effect or harmful overshadowing to the garden area.

The extension would include first-floor side facing windows at the west and east elevations. A further first floor window would be added to the existing west elevation of the house. The new east-facing window would appear to overlook a small part of the elevated garden area but owing to the position of the window would avoid overlooking most of the garden area. The new west-facing windows would look towards the side elevation of no. 289 and its smaller rear garden and would overlook these areas. There are no windows at the side elevation of no. 289, and the overlooked small garden is a minor portion of the property's outside spaces. Particularly given the separation distance, it is not considered that proposed arrangement would result in a mutual loss of privacy to either property. The proposed extension would not include any first-floor rear facing windows which would look directly onto the larger garden area of no. 289.

For these reasons, it is considered that the proposed extension and other alterations would be acceptable in amenity terms and would comply with policy EQ6.

Highway Safety

Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network. New development is required to comply with the parking guidance set out in Appendix 1 of the Local Plan.

Paragraph 108 of the NPPF states that in assessing applications for development, a safe and suitable access should be achieved for all users. Paragraph 109 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Highways Officer has raised no objection. Vehicle access and parking arrangements would not be affected. The proposal would increase the number of bedrooms at the property from three to four. The existing driveway is 13.5m long and whilst just below the required depth to achieve three off road parking spaces, the existing parking arrangements would comfortably be able to accommodate two off road parking spaces. Whilst guidance in Appendix 1 sets out that four-bedroom dwellings should achieve three off road parking space, it is not considered that the development would cause any harm to highway safety. It is therefore considered that the application proposal would not harm highway safety and therefore complies with Local Plan Policy CF6.

CONCLUSION / PLANNING BALANCE

The proposed scheme is considered acceptable from a design perspective and with no adverse impacts on visual amenity, nearby residential amenity, or highway safety, the application is considered to be in accordance with the relevant policies of the Local Plan and paragraphs of the NPPF and is recommended for conditional approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Tom Hiles

Recommendation Date: 22/04/2021

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council