

DELEGATED DECISION REPORT

HPK/2021/0067
Valid 10/03/2021

6 HIGH MEADOWS
SIMMONDLEY
GLOSSOP

DEMOLITION OF REAR
CONSERVATORY AND
CONSTRUCTION OF SINGLE
STOREY BEDROOM
EXTENSION AND SIDE
STORAGE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Character, form and design
- Residential Amenity
- Highways and parking

DESCRIPTION OF SITE

This application relates to a detached dwelling with an existing detached garage located within a large residential estate within the development boundary of Glossop. The property is set back from the highway with driveway parking to the front of the garage. A rear conservatory extends at the back into a modest garden area which is stepped to account for the change in ground levels. The site is also sloped upwards across from north to south, with no 4. being at a lower level to the north and no. 8 to the south at a higher level than this site.

PROPOSAL

This application seeks full consent for the demolition of the existing rear conservatory and replacement with a single storey rear extension and extension to the side of the dwelling to the front of the existing garage.

At the rear, the extension will be a lean to design with bi-fold doors and window on the rear elevation and roof lights along the roof slope. The extension will be attached to the existing garage with side access door through into the garage. To the front of the garage the extension will extend beyond the front with a slight step down from the ridge and set in from the southern boundary and presents a hipped roof to the front as per the existing garage. A garage door will be present on the front of the extended garage.

The extension will be constructed from reconstituted stone and tiles to match the host dwelling.

The accommodation will provide an additional bedroom/bathing facility with a sensory area for a relative of the applicant who has complex health needs.

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 Development Plan consists of the adopted High Peak Local Plan 2016.

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S5 Glossopdale sub area strategy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Paragraphs 8, 11
Section 12

High Peak Design Guide 2018
National Design Guide 2020

Residential Design Guide SPD 2005

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/6739 - Residential Development For 49 Units – APPROVED
13/05/1998

CONSULTATIONS

Publicity

Site Notice expiry date: 05/04/2021
Neighbour consultation period ends: 05/04/2021
Press Advert: N/A

Public Comments

1 comments has been received and is summarised below;

- No objection

Town / Parish Comments

N/A

Environmental Health

No representations received

Derbyshire County Council Highways

No highway safety comments to make on the basis the extensions form private, domestic, ancillary accommodation / storage for the existing dwelling.

OFFICER COMMENTS**Principle of Development**

The application site is located within the Built-up area of Glossopdale. Householder extensions are acceptable in principle within the Built-up Area under the terms of High Peak Local Plan Policies S2 and S5 but are subject to other relevant local plan policies such as Policy EQ6 which makes provision for design and amenity.

Design

Section 12 of the NPPF places great importance of good design and states that good design is a key aspect of sustainable development. Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment whilst also contributing to local distinctiveness and sense of place.

The high peak design guide 2018 advises all 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 rear extension is a simple lean to design that will be screened from view from either neighbouring property to the north and south. The garage extension replicates the design and form of the existing garage and will not detract from the character of the property overall. The materials will match those on the main dwelling. The proposal therefore complies with the requirements of local plan policy EQ6 and section 12 of the NPPF.

Amenity

Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. 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.

Section 8.6.1 of the High Peak residential design guide SPD 2005 states a distance of 21m between habitable room windows of adjacent properties will provide an acceptable level of amenity. Where there are changes in levels on site, distances

should increase by 1m for every 0.5m difference in height between the smaller and taller building.

The proposed rear extension will protrude 4m from the rear of the host dwelling (an increase from the conservatory which is 3.7m). The eaves shall be 2.2m in height with an abutment height of 3.4m. The extension although positioned on higher ground level than the neighbour to the north will be positioned adjacent to the existing detached garage of the neighbouring property and so will not harm their amenity as it is screened by the garage.

To the south the existing garage forms part of the common boundary wall, with the proposed extension to the front of the garage stepped in off the boundary. The property to the south is set at a higher level than this site with only the roof visible above the retaining boundary wall which slopes away from the neighbouring property. Consequently the proposed extension will not harm the amenity of the neighbouring property to the south.

The extensions are not considered to harm the amenity of neighbouring occupiers and therefore comply with the requirements of local plan EQ6 and section 12 of the NPPF in this regard.

Highway Safety

Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy CF6 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

The proposal does not result in the loss of on site parking and there is ample space to park 3 vehicles on the driveway and within the extended garage. The proposal meets the maximum parking standard as outlined within the local plan and is therefore considered to be acceptable. Accordingly the extensions do not raise any highway safety concerns and are in accordance with local plan policy CF6 and section 9 of the NPPF.

CONCLUSION / PLANNING BALANCE

The proposal is considered to be sustainable development under the terms of the NPPF, and complies with the relevant policies of the High Peak Local Plan. It therefore benefits from the presumption in favour of sustainable development and accordingly is recommended for approval.

OFFICER RECOMMENDATION : APPROVAL

Case Officer: Faye Plant

Recommendation Date: 22/04/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council