

DELEGATED DECISION REPORT

HPK/2021/0082
Valid 26/02/2021

KELWICK HOUSE 98
NORTH ROAD
GLOSSOP

PROPOSED DETACHED
SUMMER HOUSE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design and Heritage
- Amenity
- Trees

DESCRIPTION OF SITE

The application site is a large detached house in a residential area of Glossop and within the built-up area boundary. The site is mainly surrounded at the sides, front and rear by dwellings of a similar scale, set within large gardens. An informal footpath runs between the site and the property to the south, connecting North Road to Hayward's Close to the rear. The front of the property faces onto the Howard Park Conservation Area, which includes the dwellings opposite on North Road. There are non-protected mature trees around the site and at the adjacent properties. A public right of way runs across the front of the property. Permission was recently granted for an extension, which was being implemented upon the site visit.

PROPOSAL

The proposal is for a structure (described in the application as a summerhouse, but appearing to be designed as a timber shed) to be positioned in the east corner of the rear garden, close to the boundary with the adjacent house West View. The summerhouse would be a flat-roofed structure set across sloping land, with a height of 2.2m at the rear elevation and 2.8m at the front elevation, and with a footprint measuring 7.6m by 4.7m. The floorplan shows a single main space with a separated WC. The structure would be of timber construction with a rubber membrane roof. The site layout plan indicates that the structure would be set 2m away from the closest boundaries.

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
EQ7 Built and Historic Environment

EQ 9 Trees, woodland and hedgerows
CF 6 Accessibility and Transport

National Planning Policy Framework

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2020/0489 - Single and double storey extension, rear dormer and front dormer over garage, new windows and roof roovering. New decking and paving area. Approved, 29/01/2021

HPK/2020/0183 - Demolition of existing conservatory and decking, erection of single storey side extension, domer loft conversion to the garage roof. Approved, 20/08/2020

HPK/0002/3774 - New Dwelling House. Approved, 12/12/1985

CONSULTATIONS

Publicity

Site Notice expiry date: 20.04.2021
Neighbour consultation period ends: 25.03.2021

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 all other relevant planning considerations, in this case design, amenity and trees.

Design and Heritage

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 of the NPPF 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.

It is considered that the proposed outbuilding would be acceptable in design terms, being appropriate to its purpose and context in terms of its form, character and external materials. Although it would have a flat roof which is not considered by the adopted design guide to be an appropriate roof form, in this particular case, and due to the position of the building within the far rear corner of the site, it would not be a prominent addition when viewed from the street scene. It would have the appearance of a flat roof timber shed which is a common feature in many gardens.

Local Policy EQ 7 notes that the Council will conserve heritage assets in a manner appropriate to their significance, with particular protection being given to designated and non-designated heritage assets and their settings, including Conservation Areas.

The proposed development would be within the vicinity of the nearby Howard Park Conservation Area, but owing to its position at the rear of the application site and screening provided by the main house, it would not harm the setting of the Conservation area.

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 proposal would not give rise to any harm in terms of these amenity considerations. Whilst the structure would be placed close to the boundary with the properties to the north and east, its modest height and overall size, and relative size of the neighbouring gardens and distances to the houses, would avoid any harm in terms of visual intrusion or overbearing effect. Moreover the site is surrounded by mature landscaping which would assist in reducing visual impact when viewed from neighbouring gardens.

Trees

Policy EQ9 notes that the Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration, and that this will be achieved by resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.

The application includes an arboricultural impact assessment relating to a previous development proposal on the site (subject of application ref HPK/2020/0183). Whilst the current proposal hasn't been shown within the tree constraints or assessed within the AIA, it is apparent that it would be located in the vicinity of individual trees and groups of trees rated as Category C Low Quality. The structure would appear to require the removal of one Category C 4m holly tree. It does not appear that the structure would impose upon the root protection areas of the higher rated Category B trees within the rear garden and adjacent properties. As such, it is considered that any loss of trees arising from the development would not conflict with the requirements of policy EQ9.

CONCLUSION / PLANNING BALANCE

The proposed scheme is considered acceptable from a design perspective and with no adverse impacts on visual amenity, nearby residential amenity, trees, or the setting of the nearby Conservation Area, 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: 07.06.21

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council