

DELEGATED DECISION REPORT

HPK/2021/0075
Valid 08/03/2021

8 HURST CRESCENT
GLOSSOP

SINGLE STOREY EXTENSION
TO THE REAR OF THE
PROPERTY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Residential Amenity
- Design

DESCRIPTION OF SITE

8 Hurst Crescent is a large modern detached house on a residential street of similar dwellings off Shirebrook Drive, Glossop. It is faced in reconstituted stone and has a tiled gable roof. A conservatory is attached to the rear elevation. There is also a small single-storey rear element which forms a kitchen extension.

The site has parking to the front and a private garden to the rear. It is located within the Glossop built-up area boundary.

PROPOSAL

Full planning consent is sought for the replacement of the existing conservatory with a single-storey rear extension, forming a garden room. The proposed extension would be wider than the existing conservatory, extending to meet the current single-storey rear kitchen element, but would measure the same depth as the conservatory being 3.4m deep. Two velux windows are proposed in a new tiled roof, and a third in the kitchen section. Sliding patio doors are proposed on two sides of the garden room extension, facing the rear and side.

Smooth rendered walls are proposed for the extension rather than the stone facing on the original dwelling, and white aluminium framed windows, rather than the existing UPVC windows.

Revised plans were received during the course of the application to amend the red line which demarcates the area of domestic curtilage and adjacent amenity land, also within the ownership of the applicant. At the time of the initial submission the entire land within the ownership of the applicant was within the red line. The plan has since been amended to reflect the curtilage as defined by the original consent for the residential estate.

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
CF 6 Accessibility and Transport

Design SPD
Residential Design Guide

National Planning Policy Framework

Paragraph 1 - 14
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Enforcement Notice - 05/06/2007

Without planning permission unauthorised enlargement of domestic curtilage, unauthorised construction of a footbridge over watercourse & create steps/walkway

Requirements1

Curtilage shall be reduced in extent and the fence line shall be repositioned to comply with the details contained in drawing 225/01 rev. K approved under HPK/2004/0727.

Requirements2

The footbridge over the watercourse shall be dismantled and removed from the site.

Requirements3

The steps and walkway shall be removed from the site, and the land regraded and restored to its former contours and condition.

Compliance Time 6 months 17/07/2007

Appeal dismissed 21/01/2008

COMPLIED WITH 27/09/2019

CONSULTATIONS

Publicity

Site Notice expiry date: 14/4/2021

Neighbour consultation period ends: 5/4/2021

Press Advert: N/A

Public Comments

1 letter of comment has been received and is summarised below;

- We are concerned about the height of the roof and its projection, It looks like it will be considerably higher and longer than the existing conservatory and this

would spoil our view of hills and possibly stop light to our breakfast/dining room.

Town / Parish Comments

None

Derbyshire County Council Highways

No highway safety comments to make.

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 acceptable.

Design

Section 12 of the NPPF places great importance of good design and states that good design is a key aspect of sustainable development. 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 design respects the dominance of the original dwelling, being single storey and located on the rear elevation. It replaces an existing conservatory and consequently does not add significant additional massing to the dwelling. Extending the width of the extension to meet the current single-storey kitchen extension adds clarity to the rear elevation and contributes positively to the character of the dwelling.

The proposal does not involve matching materials: rendered walls are proposed instead of stone facing and the extension has a contemporary appearance with extensive glazing. Whilst this is a contrast to the host dwelling, the extension is located at the rear of the property and is not visible from public vantage points. There is a mature woodland adjacent to the site and to the rear properties are not directly adjoining the site. As such and in this particular case, it is considered that render is acceptable.

Consequently, the design is in accordance with Policy EQ 6 and the Design SPD.

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.

A neighbour comment has been received, remarking on the increased height of the extension compared with the conservatory and the impact on light levels to their property. The eaves height has increased by 30cm and the ridge a total of 20cm. This marginal increase is not considered to be significant and the roof of the rear facing gable element adjacent to the neighbour will slope upwards away from their property. It is also noted that the neighbour is positioned on slightly higher ground level than the application site and therefore the extension, as with the existing conservatory, will not have an overbearing impact on the neighbour. Moreover, the extension would not encroach into the 45-degree line when measured from the neighbours rear windows and therefore comply with the Councils Residential Design Guide.

Residents are also concerned about the loss of the view, however this is not a consideration for the planning system.

The new glazing does not raise any overlooking concerns as the patio doors face away from the neighbouring dwelling and the velux windows are located on the roof slope that faces away from the neighbouring dwelling, thus preventing a line of sight into the new garden room.

The proposal is consequently acceptable on amenity grounds and in accordance with then NPPF, LP policy EQ6 and the Residential Design SPD.

Highway Safety

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

Parking provision is not affected by the proposal, and the development does not involve the creation of extra bedroom space. Thus, parking requirements are not affected.

Consequently, the proposal is in accordance with Local Plan Policies EQ 6 and CF 6.

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 : APPROVAL

Case Officer: Faye Plant

Recommendation Date: 14/06/2021

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council