

DELEGATED DECISION REPORT

HPK/2021/0107
Valid 16/03/2021

1 HAWTHORN DRIVE
GLOSSOP

**PROPOSED SINGLE STOREY
REAR EXTENSION,
ALTERATIONS TO
BOUNDARY WALL AND
VELUX WINDOWS TO FRONT
ELEVATION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Character, form and design
- Residential Amenity
- Parking and Access

DESCRIPTION OF SITE

This application relates to a semi-detached property located at the entrance to a large residential development on the outskirts of Glossop. The site is adjacent to a meadow with residential development to the north, east and south. An existing boundary walls runs along the side of the rear garden with a tarmac drive to the side of the dwelling and a modest front garden to the front of the property. To the east of the dwelling is an access road, Heather Close, serving 3 dwellings to the north of the site.

For the purposes of the High Peak Local plan this site lies within the development boundary.

PROPOSAL

This application originally sought consent for a rear lean to extension and insertion of a front opening balcony style velux roof light. It was also proposed to alter the existing rear garden and create an additional boundary wall to enclose the current private parking area for this dwelling into the rear garden and relocate parking to the front of the property including the hard-surfacing of the front garden and relocation of an existing street light.

Revised plans have now been received following officer advice which now propose a rear extension which will project 3m from the rear of the existing dwelling and will be 4.5m in width, set off the shared boundary slightly. The extension will be 2.3m to eaves and 3.5m to the abutment point and shall be constructed in stone to match the host dwelling. Bi-fold doors will feature on the rear elevation.

A new 1.8m boundary wall is to be constructed to the side of the dwelling and shall enclose a small section of land within the applicants ownership to enlarge their rear garden. The parallel parking spaces will remain to the side of the existing dwelling.

There shall also be two velux roof lights inserted on the front facing roof slope, one above the other.

It is noted that the permitted development rights are intact for this property.

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

High Peak Design Guide 2018

National Design Guide 2019

National Planning Policy Framework

Paragraphs 2 -14
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0327 - Outline permission for proposed Residential Development of up to 150 dwellings including affordable housing, highways works, public open space and associated works – REFUSED 10/09/2013, Allowed on appeal.

HPK/2013/0648 - Proposed Residential Development of up to 150 dwellings, including 'affordable housing', highway works, associated works and infrastructure - REFUSED 17/03/2014

HPK/2015/0120 - All reserved matters relating to access, appearance, landscaping, layout and scale - APPROVED (Reserved Matters) 21/07/2015

CONSULTATIONS

Publicity

Site Notice expiry date: 18/05/2021

Revised Neighbour consultation period ends: 01/07/2021

Press Advert: N/A

Public Comments

No representations received

Town / Parish Comments

No representations received

Environmental Health

No representations received

Derbyshire County Council Highway

No highway safety objections in principle to the development.

Hawthorn Drive is a new residential development currently under construction and does not as present form part of the adopted highway network. The development is currently managed and is the responsibility of the housing developer, who should be contacted by the applicant to ensure any works within the footway area to create the new driveway access (including associated drainage within the plot curtilage to prevent surface water run-off from within the site flowing across the adjoining footway margin) and relocation of the existing streetlight are acceptable to them. This should form the basis of an advisory note included in any decision notice issued.

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 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 proposed rear extension is an acceptable simple form and design that will not harm the character or appearance of the main dwelling or wider residential area. The materials will match those on the main dwelling. The extension will not be particularly visible from the surrounding area due to the existing side boundary wall to the rear garden which will screen the majority of the extension. The proposed enlargement of the garden at the rear by repositioning of the boundary wall is a modest alteration and is considered to be acceptable. The wall will match the existing and others in the vicinity of the site.

To the front, the velux roof lights when open will be a prominent addition to the roof slope. However, this is not considered to detract significantly from the character or appearance of this dwelling or the wider residential area. On balance therefore the proposed roof light is considered to be acceptable.

Overall it is considered that the proposals will not harm the character of the host dwelling nor the wider street scene and 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 extension is not considered to cause harm to the amenity of the neighbouring property to the south east by virtue of shadowing or loss of light due to the orientation of the extension to the north west of the neighbouring dwelling. The existing fencing will screen much of the extension and there are no implications for privacy. It is noted that the extension complies with the requirements of class A of the GDPO in any event.

With regards to the boundary wall relocation, this is not considered to affect residential amenity as there are no properties to the east of the site. Although number 1 Heather Close lies to the north of where the new wall will be positioned, there are no side facing windows serving this neighbouring property which would be affected.

To the front, the velux roof lights will allow for overlooking of the front of the neighbouring garden, however this is a parking area and already an overlooked space in the street. Moreover the velux roof light will be positioned 21m from the front elevation of the neighbour on the opposite side of the road and therefore any overlooking will be directly toward the roof slope of this neighbour. The principle of overlooking across the street is an established relationship and will not cause undue harm to the privacy of the neighbouring property.

There have been no objections from neighbours and as noted above other permitted developments would have a similar effect on the neighbouring property.

The proposal is therefore considered to 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 will not alter the existing parking arrangements. The highway authority has not objected to the proposal and have advised the applicant liaise with the developer as the highway is yet to be adopted.

The proposal meets the maximum parking standard as outlined within the local plan and there are no highway safety concerns as a result of the development proposals. It is therefore considered that the development proposals are acceptable and 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 : APPROVE

Case Officer: Faye Plant

Recommendation Date: 06/07/2021

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council