

DELEGATED DECISION REPORT

HPK/2021/0115
Valid 19/03/2021

10 GREEN BANK
SIMMONDLEY
GLOSSOP

FIRST FLOOR EXTENSION
OVER EXISTING GARAGE
AND KITCHEN, FROSTED
WINDOWS ON SIDE AND
REAR, LARGE WINDOW AT
FRONT.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design Character and Appearance
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to No.10 Green Bank, Simmondley, Glossop a two storey detached three bedroom dwelling together with its associated domestic curtilage. This comprises a private driveway leading to what is assumed to previously function as a single storey ancillary garage that is currently a study and utility room, and a large garden to the rear.

The property lies adjacent to Green Bank on its western side and is the first in a linear form of development that heads northwards from its junction with Storth Meadow Road. The land falls sharply from south to north along Green Bank meaning the side (southern) elevation is prominent from elevated views approaching the site from the south.

The dwelling sits within a large housing estate with various architectural styles but is fairly typical with regards to the choice of materials, with external walls constructed of a lightly coloured brick and concrete tiled roof with fenestration finished in a UPVC.

PROPOSAL

The application seeks permission for a first floor side extension over the existing garage. Further to concerns raised by Officers in connection with the design and appearance of the extension, and its relationship with the existing dwelling and wider street scene, revised plans have been submitted (Ref: 1165-01B) for consideration.

The revised plans show the extension to serve a larger 3rd bedroom with walk-in wardrobe and en-suite bathroom, with the existing box room becoming a study.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

National Planning Policy Framework 2019

- | | |
|-----------------------------------|------------|
| Achieving Sustainable Development | Chapter 2 |
| Promoting Sustainable Transport | Chapter 9 |
| Achieving Well Designed Places | Chapter 12 |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/4438 Residential Development (Approve 23/05/1977)

CONSULTATIONS

Publicity

Site Notice expiry date: 17th April 2021
Neighbour consultation period ends: 19th April 2021
Press Advert: N/A

Public Comments

2 x letters have been received supporting the proposals.

Town / Parish Comments

N/A

Derbyshire County Council Highways

No objection in principle. It is presumed your Authority will satisfy itself that there is sufficient residual off-street parking for the extended dwelling in line with the Local Plan.

OFFICER COMMENTS

Principle of Development

The application seeks permission for an extension to the existing dwelling which is situated within the built-up area boundary of Simmondley, Glossop. Glossop is identified as a Market Town that sits at the top of the settlement hierarchy under Local Plan (LP) Policy S2 where new development will be focused. The site is not constrained by any sensitive statutory designation.

Given the nature of the proposed development and having regard to the policy context set out above, the principle of development is considered to be acceptable subject to all material considerations.

Design Character and Appearance

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, in terms of scale, height, density, and layout.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building with regards to the choice of materials used.

Paragraph 127 of the NPPF states amongst other things 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 plans as originally submitted showed the proposed extension to comprise a secondary gable that protruded beyond the principal elevation of the existing house. Officers raised concern in connection with the design and appearance of these plans by way of an email to the applicant which stated the following:

"The Council's High Peak Residential Design Guide Supplementary Planning Document (SPD) and Design Guide SPD, requires extensions and alterations to have a subordinate and subservient relationship with the house having regard to its scale and height, allowing the main part of the house to dominate.

The plans as submitted shows part of the extension to extend beyond the principal elevation of the house by way of a secondary gable. Whilst this gable could be judged to be subordinate to the principal gable with regards to its width and height, it

nevertheless fails to respect the dominance of the parent building by virtue of the fact that it protrudes beyond the forward building line. As such, I would therefore ask you to submit revised plans that shows the front elevation of the proposed extension is set back behind the front elevation of the main house by a minimum of 400mm to allow for a subordinate and secondary relationship with the main house."

Further discussions were had with the applicant, who identified other examples of extensions and alterations within the vicinity as justification for the proposed development. Further to these discussions, the applicant agreed to submit revised proposals that addressed these concerns, which were duly received (Ref: 1165-01B).

It is considered that this proposed first floor extension, by virtue of incorporating a set back behind the principal elevation addresses the initial concerns and reads as a proportionate and well balanced addition that respects the dominance of the parent building and respects the existing character and appearance of the property with regards to the choice of materials.

It is therefore considered that the proposed development would compliment the character of the existing dwelling and would not harm the visual amenity of the wider street scene. The proposals therefore comply with the design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and paragraph 127 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect the amenity of the area. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions and alterations amongst other things to preserve the residential amenity of neighbouring properties, having regard to the relationship between existing and proposed development, the positioning of windows, and changes in land levels.

Paragraph 127 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The southern boundary of the property is shared with the rear garden boundary of Nos. 20, 22 and 24 Storth Meadow Road. It is considered that the extension would not harm these properties due to their elevated position above the application site and the presence of an electricity substation between the application site and number 20 Storth Meadow. Moreover the extension would at its closest point be positioned 14.5m from the rear elevation of number 20. The extension would lie to the north of these properties and therefore would not have an overbearing impact or cause a loss of sunlight. The secondary bedroom window would potentially lead to a loss of privacy particularly to the occupiers of No.20. However, given that this window is secondary, a planning condition that requires this window to be obscure glazed can be added to the decision notice which addresses this issue.

The western boundary beyond the garden area is shared with No.9 Beechwood. Given the distance of 30m between the rear elevations of each property and the presence of mature vegetation, this property would not be adversely affected in any way by the proposed extension.

No.9 Green Bank sits opposite the site on the eastern side of the highway. The minimum separation distance of 21m required by supplementary guidance is maintained and as such this neighbouring property will not be adversely impacted by the proposal.

Having regard to the above analysis, it is considered that the revised plans, subject to appropriate conditions will not adversely affect any neighbouring residential property in line with LP Policy EQ6, the High Peak Residential Design Guide SPD, and paragraph 127 of the NPPF.

Highway Safety

LP 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. Off-street parking provision should be provided in accordance with the guidelines set out under Appendix 1 of the Local Plan.

Paragraph 108 of the NPPF states that in assessing applications for development, a safe and suitable access to the site should be achieved for all users.

The guidance set out under Appendix 1 of the Local Plan requires three bedroom properties to provide a of two off-street parking spaces. However, the existing property which has three bedrooms only contains one space, given that the garage has been converted to ancillary accommodation prior to this application being submitted. There is no planning history associated with these works and it is assumed to have been carried out under permitted development.

Given that the revised plans do not result in any increase in the number of bedrooms at the property and having regard to the existing context, it is concluded that the proposed extension will not result in any adverse harm to highway safety in accordance with LP Policy CF6 and paragraph 108 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no

relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The proposals in their original form raised significant concerns regarding the design and appearance of the extension and its relationship with the parent building and wider street scene. However, further to discussions with the applicant, revised plans have been submitted which address this issue and all other material considerations.

The application is therefore considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 1st July 2021

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council