

DELEGATED DECISION REPORT

HPK/2021/0091
Valid 15/03/2021

20 COWBROOK AVENUE
GLOSSOP

SINGLE STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design
- Amenity
- Flood Risk
- Trees

DESCRIPTION OF SITE

The application site is a two storey detached house located in a residential area of Glossop, and within the built-up area boundary. The house is bounded at the west, north and east sides by other detached houses, and at the south (rear) by a river, above which the site is elevated. The site is partly within flood zone 2 and partly within flood zone 3. There are non-protected trees located around the property, and trees on adjacent land to the north-east and south (beyond the river) are subject of group tree preservation orders.

A recent permission to extend an existing single-storey rear extension to two-storey height does not appear to have been implemented, though other minor alterations approved in the same permission have been.

PROPOSAL

The proposal is for a flat-roofed single storey addition at the south-west side of the house. External materials would be render to match the existing house, with a GRP or rubber flat roof.

As originally proposed the extension would have been attached directly to the main body of the house, but following design feedback the extension now appears as a separate volume, connected to the house by a glazed walkway. The revised scheme does not result in any greater impacts and as such repeat consultation was not undertaken.

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
EQ 9 Trees, woodland and hedgerows
EQ 11 Flood Risk Management
CF 6 Accessibility and Transport

Supplementary Planning Documents

High Peak Design Guide
Residential Design SPD section 6 – Domestic Extensions

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2020/0061 - Replacement windows and add a small balcony to the side elevation. Approved, 28/04/2020

HPK/2012/0455 - Proposed Rendering Of The Existing House & 2 Extensions. To Replace The Marley Roof Tiles With Real Slate. Replace The Reconstituted Concrete Sills With Real Stone. Change Bay Window To Upvc Doors On Front Elevation. Widen Bathroom And Velux Windows. Approved, 28/09/2012

HPK/2008/0485 - Single Storey Rear Extension And First Floor Extension. Approved, 16/09/2008

HPK/0002/5969 - One Detached House. Approved, 03/11/1987

CONSULTATIONS

Publicity

Site Notice expiry date: 20.04.2021
Neighbour consultation period ends: 15.04.2021

Public Comments

None received

Town / Parish Comments

None received

Derbyshire County Council Highways

No highway objections in principle on the basis the proposed extensions are for private, domestic purposes only.

Lead Local Flood Authority

The LLFA does not have any comments to make on this planning application as it is a minor application.

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 acceptability in terms of design, amenity, and flood risk policies.

Design

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 130 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.

The revised proposal is considered to be acceptable in design terms. The flat-roofed structure will contrast somewhat with the appearance and form of the generally traditional character and massing of the main house, but as amended will appear as a separate structure and as such will avoid an incongruous visual relationship, particularly given that it would be constructed in a relatively enclosed part of the site where it would not form a dominant or visible feature within the wider street scene. .

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 extension would be placed close to the boundary with the neighbouring house at 18 Cowbrook Avenue, adjacent to its rear garden and running along part of the boundary at a distance of around 0.6m. The extension would have a 2.5m high flat roof. Particularly given the size of the neighbouring garden it is not considered that

the proximity of the extension would result in a harmful overbearing effect or loss of light to the neighbouring property, particularly in view of the existing boundary treatment. Owing to the layout of the application distance relative to other neighbouring properties, and the scale of the proposal, it will not give rise to amenity implications for any other dwellings.

Flood Risk

Local Plan Policy EQ7 notes that the Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development, and that new development within areas at risk of flooding will only be permitted in certain circumstances, including where a proposal passes the sequential test or has been shown to be adequately protected from flooding through a site-specific flood risk assessment.

In this case of an application for householder permission for a relatively small extension, it is not considered that the requirement for the development to be subject of the sequential test or a flood risk assessment would be proportionate to the apparent risk of flooding to the property, or to the risk of increasing flood-risk elsewhere. The submitted floor plans indicate that the internal floor level of the proposed structure will be no lower than that of the existing house, both of which are set on ground which is elevated around 1m above the surface of the nearby river. For these reasons it is not considered that the proposed extension would give rise to a significant increase in flood risk at the application site. Owing to the minor scale of the proposal it is not considered that it would result in a significant increase in flood risk elsewhere.

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.

Trees within the group TPO to the south are on the far side of the river from the site; protected trees to the east of the site appear to be far enough removed from the location of the proposed extension to be impacted by its development. Non-protected trees within the site are not considered to be significant to the local area in terms of public amenity or ecology, and any harm or loss to these is not considered to be significant in terms of 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, flood risk, or protected trees, 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: 23.07.2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council