

DELEGATED DECISION REPORT

HPK/2021/0078
Valid 06/04/2021

127 HIGH STREET WEST
GLOSSOP

CHANGE OF USE FROM SHOP
/ APARTMENT TO TWO, 1 BED
APARTMENTS –
RETROSPECTIVE.

(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Design and Heritage
- Amenity

DESCRIPTION OF SITE

The application site is a two-storey end of terrace building within the built-up area of Glossop, within the Wrens Nest Conservation Area, on the corner of High Street West and St Mary's Road. The site is near to but outside the designated town centre for Glossop. The site is within flood risk zone 3.

The building has most recently been in use as an ironing shop at ground floor with a flat at first floor. Externally the building includes several shop signs and has a number of modern window and door frames.

PROPOSAL

The application proposes to adapt the building to provide two residential units, a one-bed unit split over the ground and first floor, and a one -bed unit split over the ground and first floor, with access to the roof space as storage.

The external changes involve the removal of the existing ground floor and first floor window closest to the junction between High St West and St Mary's Road and the insertion of two new windows, reducing the overall size of the opening and the blocking of a doorway which faces onto St Marys Road. Signs advertising the former use of the site would also been removed. Works to the front elevation onto High Street West have commenced.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making

EQ7 Built and Historic Environment
CF1 Retail and Town Centre
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 5 – Delivering a sufficient supply of homes

Section 12 – Achieving well designed places

Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been a number of planning applications at the site for various developments along with advertisement signs. The most recent application was for a change of use of the ground floor (residential) to an office in 1996 which was approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/6/2021

Neighbour consultation period ends: 9/6/2021

Press Advert: 20/6/2021

Public Comments

None received.

Town / Parish Comments

N/A

Environmental Health

No comments received.

Derbyshire County Council Highways

No highway objections in principle given the current / former use of the premises, town centre location and existing on street parking restrictions in the vicinity.

Conservation Officer

Whilst there is a general presumption to retain traditional shopfronts there is no historic surround or detailing and provided that the stone can be neatly matched and a sensitive design to the windows and front door proposed, I see no objection. It would be preferable to secure a vertically sliding sash for the new windows (see first floor opposite). It would be also an improvement to keep the outline of the door facing St Mary's Road (recessed panel of stone) to maintain the historic legibility of the building.

Lead Local Flood Authority

No formal comments to make but recommend an advisory note relating to flood evacuation plans.

OFFICER COMMENTS

Principle of Development

The site lies within the settlement boundary of Glossop, where new development will be directed in accordance with Policies S2 and S5 of the Local Plan. The site also lies within the Wren Nest Conservation Area and just outside of the town centre boundary. Although the development would involve the loss of an ironing shop, as the site lies beyond the town centre boundary, there is no policy requirement to assess its loss on the vitality of the town centre.

Accordingly, the general principle of the development is considered to be acceptable, provided that the development would comply with relevant policies for the protection of the conservation area, residential amenity, highway matters and flooding.

Impact on Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires that, in assessing planning applications in respect to any land or buildings in a Conservation Area the LPA has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

NPPF paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 requires that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

LP Policy EQ7 requires proposals that affect a heritage asset and / or its setting to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset. Policy EQ6 set out that new development should be well designed and of a high quality that responds positively to its environment. Matters such as scale, height, layout, appearance and the relationship to adjacent buildings should be taken into account when designing new development.

The proposals incorporate minimal external changes with the most notable ones being the removal of the ground and first floor windows on the High Street West elevation, reducing the size of the opening and the insertion of two new windows. As per the conservation officer comments these windows should be sliding sash windows, to reflect others in the vicinity of the site. Therefore, despite what is shown on the submitted plans (top opening windows) a condition is recommended to secure

these details, along with any new doors. In respect of the doorway facing onto St Mary's Road, which is to be blocked up with stonework, it is recommended that a condition be imposed securing its details. Whilst it would be advantageous to retain this as a doorway it would serve a ground floor bedroom and therefore a recessed stone panel would ensure that the opening is still visible and legible whilst allowing the internal floorspace to be secured.

Overall, with the imposition of suitable conditions it is considered that the external changes would not harm the character and appearance of the conservation area and would continue to sustain it. The development proposals would therefore comply with Policies EQ6 and EQ7 and the NPPF.

Amenity

Policy H3 of the Local Plan requires new development to provide a housing mix to meet the needs of a range of household types, taking into account the surrounding character of the area. New dwellings should provide adequate internal spaces for the intended number of occupants and commensurate with the Nationally Described Space Standards. The surrounding character of the area comprises terraced houses and commercial units. Where terraces can be found they have small rear yards or shared communal gardens.

The revised plans show that flat 1(ground floor) would have an overall area of 57 sqm (with shower room) and the single bedroom having a width of 2m. Flat 2 would have an overall floor area of 44.7 sqm, with the attic space used for storage purposes. Again, the bedroom would have a maximum width of 2m. In both cases due to the size of the bedrooms, the units can only achieve the one bedroom one person size requirement. However, the existing first floor flat is already in existence, therefore whilst a condition is necessary to secure the occupation of the ground floor flat it would be unreasonable to restrict the occupation of the first floor flat.

To the rear is a small yard which is already divided into two areas, these would remain. Although they are very small amenity areas, it nonetheless provides some limited outdoor space for future occupants.

Overall, the proposed development would meet the requirements of Policy H3.

Highway Safety

The site lies within a highly sustainable location being located within easy reach of public transport and local services and facilities. The site, as with many of the surrounding terraced houses does not have any off-road parking provision. However, given the proximity to the bus stops directly opposite the site and immediately to the east, and the provision of on street parking along the High St, it is considered that the lack of parking is not a constraint to this development. It is also noted that the highway officer does not raise any objection to the proposals. Accordingly, the development does not harm highway safety and accords with Policy CF6 of the Local Plan.

Flooding considerations

The site lies within flood zone 3, an area which is at the highest risk of flooding. The application is accompanied by a flood risk assessment which concludes that the scheme can incorporate the following flood resilient measures; access to upper level in an extreme event, access to flood zone 1 within 50m of the site and suitable warning times can be achieved. The premises, as with the adjoining terraced houses at ground floor, would become habitable accommodation. Whilst the use of the ground floor is classified as a more vulnerable use, it is noted from the planning history that the building was previously in use for residential purposes. The LLFA have reviewed the proposals and whilst they offer no comment, they do recommend an informative advising that the applicant to draw up an evacuation plan.

The reuse of the ground floor would comprise a sustainable form of development being located within easy access of day-to-day services and facilities and a form of development which, due to its limited size will meet a social need for small scale housing. Therefore, subject to condition securing compliance with the FRA, the development would meet the exception test.

The development will not cause any flooding elsewhere but may as set out above experience flooding itself. However, given the previously use, for residential purposes and the mitigation measures identified in the FRA, it would be unreasonable not to allow the ground floor to be converted back to a residential use, which would reflect in part the surrounding character of the area.

CONCLUSION / PLANNING BALANCE

Overall, the development complies with the relevant policies of the adopted Local Plan and does not raise any amenity, highway or flooding concerns. The external changes will continue to sustain the importance of the heritage asset. Therefore, a recommendation of approval is made.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Tom Hiles

Recommendation Date: 18/02/2022

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council