

Planning Design and Access Statement

For 40 Spire Hollin, Glossop. SK13 7BS

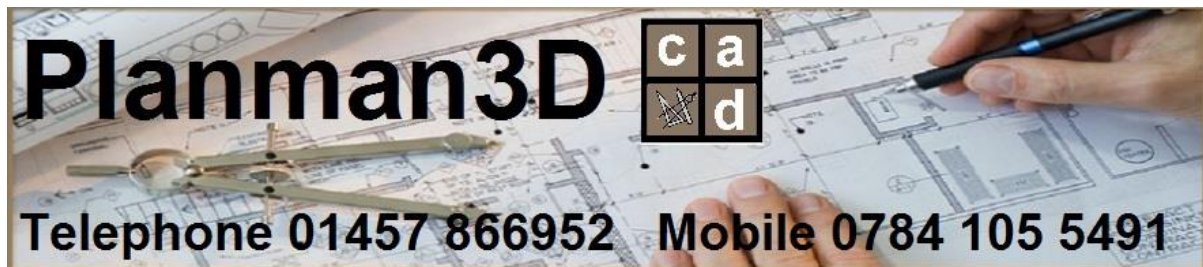
40 Spire Hollin is located within Glossop and the existing property has been within the applicant family ownership for two generations and remains in mainly in the original layout.



The Proposal & Design Considerations

This application seeks to extend to the rear and side of the existing property, to provide more modern amenities to the ground floor of the property and to future proof the layout to suit their long term needs.

All elevations will be built in reclaimed local stone to closely match the original building to keep the building in character of the main property and the street scene.



Whilst this application seeks to extend the property by a reasonable volume, the property sits on a large plot of 596m² and is shielded from neighbouring properties by their own footprint and or existing outbuildings as shown below. The proposed side extension is planned at a width of 2.0m, close to a third of the original buildings width and is set some 11.7m back from the principal elevation. This provides access to the rear extension and ensures that the building can provide adequate ground floor living in the future.

The applicant had an initial consultation with Mr C Johnston of HPBC regarding their proposal for the property back in 2020. Positive feedback was provided to their proposal along with a request to develop plans for the proposal and to submit these to Mr C Johnston before submitting for planning approval.

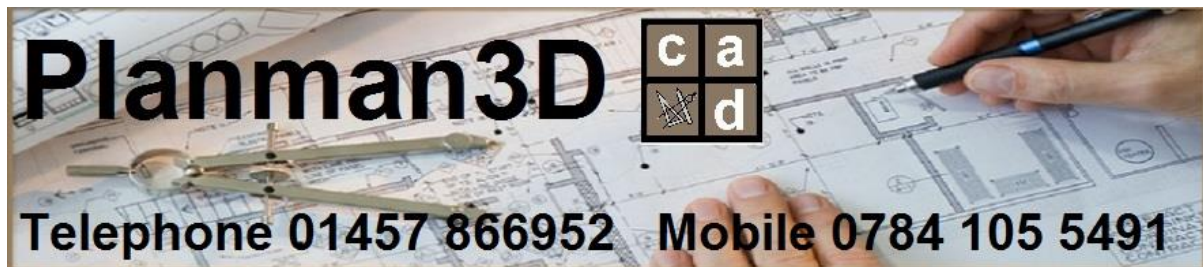
Plans were developed further in conjunction with the applicant, but unfortunately due to a family bereavement within the applicant's family in early 2021, further progress was delayed.

In May 2022, the plans were finalised and sent through to Mr C Johnston to let you have sight of the proposal before formally submitted for planning approval, requesting his thoughts and any changes that he may require, before submitting via the planning portal.

Mr Johnston replied to let us know that he was now working fully on Staffordshire Moorlands and that the proposal would be passed through to a HPBC planning office for pre-application advice.

A reply was received on the 09 August 2022 from Rachel Robinson reference TCH/GEN/2022/0059 stating "*having considered the proposed plans we do have some concerns with the proposal in respect of design and residential amenity. These concerns are as follows:*

- *The extension is rather large and would be considered to be disproportionate to the original dwelling. It would be preferable if the proposed extension was in line existing terrace, so that it does not protrude past the current west elevation of the terrace.*



The extension is large, as previously stated, the property sits on a large plot of 596m² and is shielded from neighbouring properties by their own footprint and or existing outbuildings as shown below. The proposed side extension is planned at a width of 2.0m, a third of the original buildings width and is set some 11.7m back from the principal elevation. This provides access to the rear extension and ensures that the building can provide adequate ground floor living in the future.

- *The hipped form of the roof is out of character for a terraced property. It is felt that a gable roof may be more appropriate.*

These comments have been taken onboard and a gable roof added as part of the current of the application.

- *There is concern that due to the length of projection beyond the rear elevation, the proposal may adversely affect light and outlook to principal windows in the rear elevations of neighbouring properties. You are advised to submit with the planning application an assessment confirming that the proposal will not breach a 45 degree line drawn from the centre of the nearest principal window in the rear elevations of both 42 and 38 Spire Hollin."*

The adjoining property 38 Spire Hollin has an existing ground floor extension close to the boundary with 40 Spire Hollin that projects beyond the existing rear of 40 Spire Hollin by approximately 1.6m. This extension has no window openings to the rear elevation.



Existing Rear of 38 & 40 Spire Hollin

The neighbouring property of 42 Spire Hollin has a detached stone build garage to the boundary with 40 Spire Hollin which already affects light and outlook to principal windows in their rear elevations and the proposal would not further affect this property.



27 Spring Rise, Simmondley, Glossop. SK13 6US

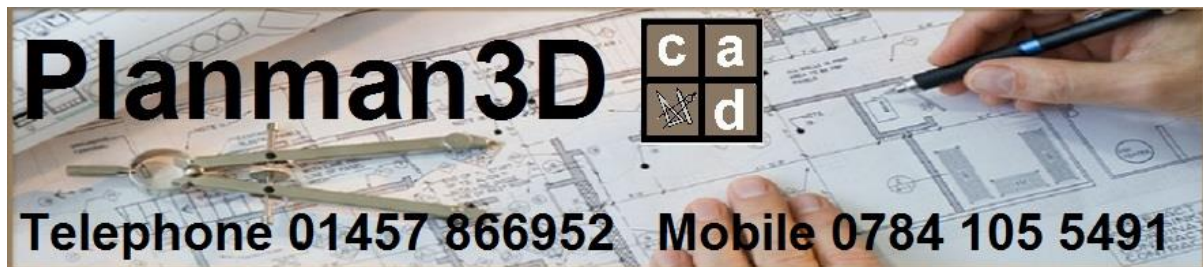


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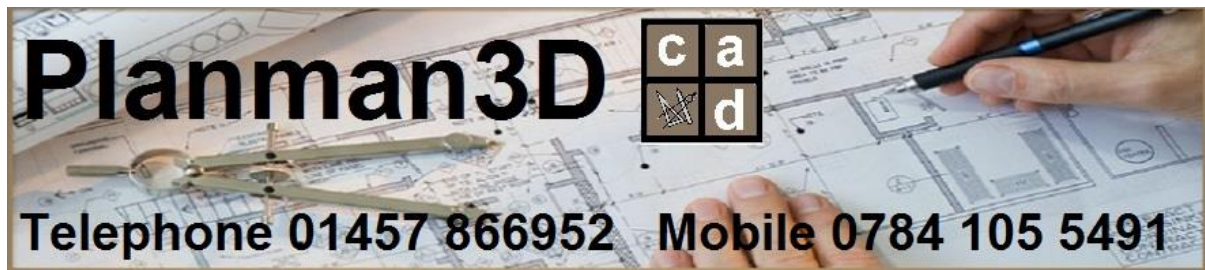


The 45° Visibility splays and existing obstructions are shown below from both 38 and 42 Spire Hollin.



In summary

The proposal is subordinate to the original building and the side extension is close to a 1/3rd of the original building and set back from the principal elevation. This feature provides crucial access to the rear extension and also provides for the possibility of future ground floor living with essential accommodation within it.



The applicant seeks planning approval to update the family home and provide flexible accommodation for the long term.