

Address: 1 Royle Avenue, Glossop

Client: Mr & Mrs C Jackson

Document Ref: Appendix_2

Issue Date: 16 September 2022

Revision / Status: P1 S1

Purpose: Planning

Supplementary Design Statement

Woodlands , 1 Royal Avenue, Glossop. SK13 7RD.

Proposed development:

Lower Ground floor garage and store/utility, Single Storey side Extension, 2 Storey Rear Extension and Loft Room to be formed through excavation and demolition.

The application property is a two storey detached house with large front and rear gardens set within a residential area. The photo below shows the front of the existing property from the driveway.

It must be noted that this property is both a unique design and in unique setting on Royle Avenue when compare to all other residences on Royle Avenue.



To date the properties has secured a Lawful Certificate to build single storey side extension and 2 storey rear extension and approved planning permission to build the garage and basement store/utility room.

This application is to consolidate the above approvals into 1 full planning application.

The application does have modification to the above approvals as follows :

- Pitch-Hipped roof to the side extension
- Rear extension with loft room.

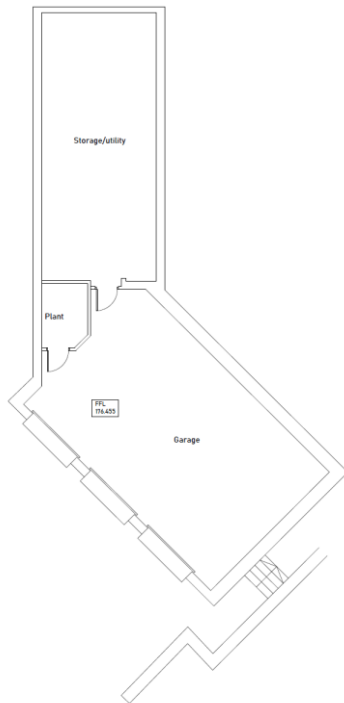
The revised design have taken onboard previous advice and commentary from both the planners and the inspectorate.

Previous Approved Applications

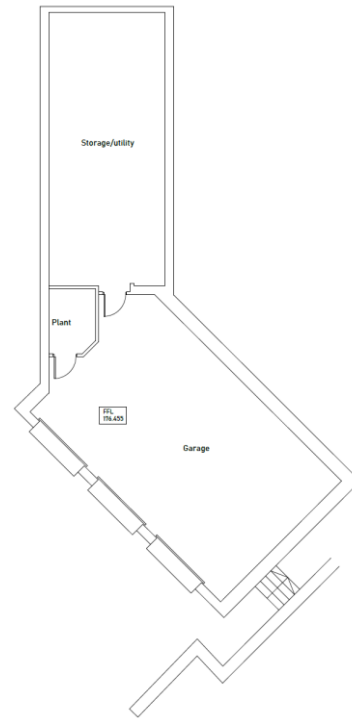
HPK/2022/0147

Application approved 07.06.22.

There have been no design changes to this approved application in this current application.



PROPOSED GARAGE AND LOWER GROUND STORE GENERAL ARRANGEMENT PLAN



PROPOSED GARAGE AND LOWER GROUND UTILITY/
STORE GENERAL ARRANGEMENT PLAN 1:50

HPK/2022/0147 Application

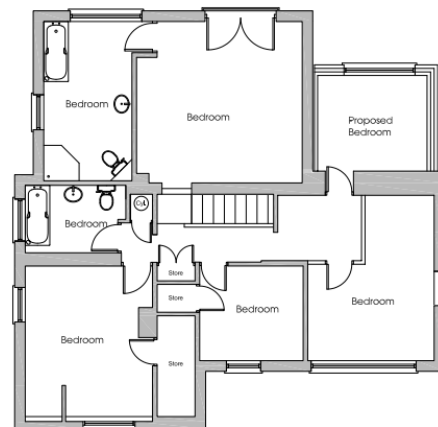
Current Application – Sept 2022

HPK/2020/0415

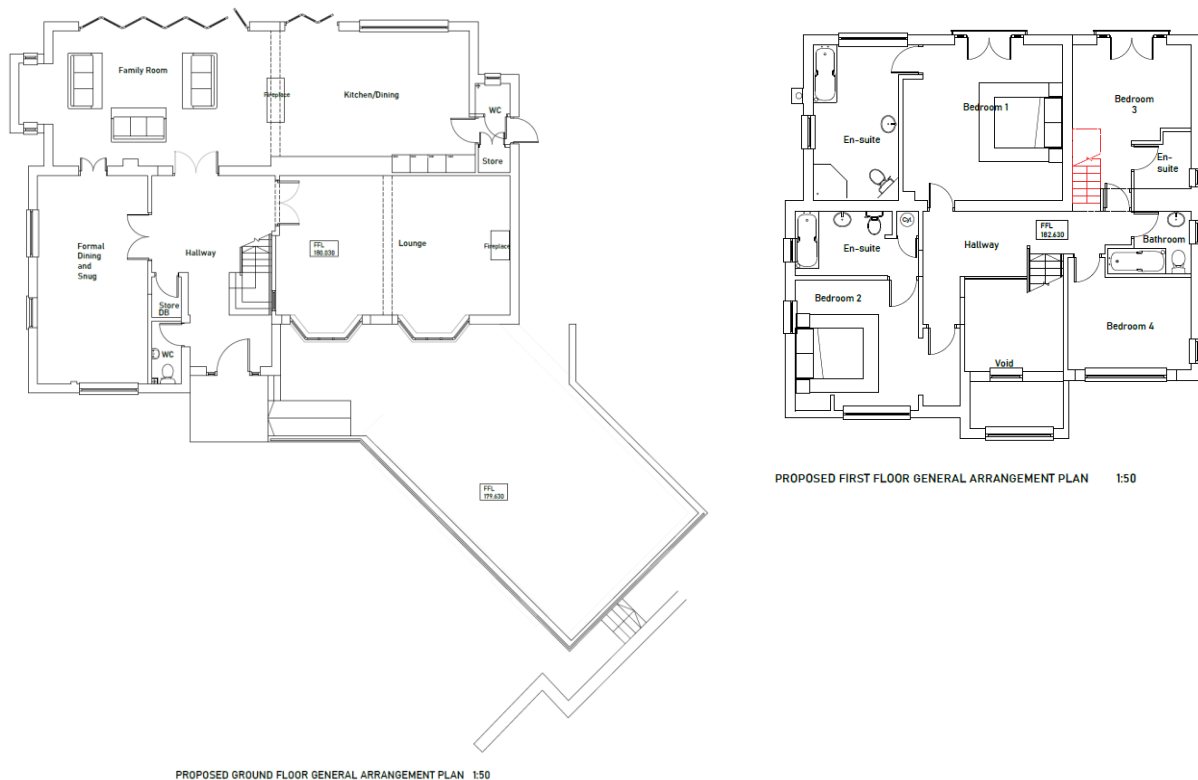
Application approved 24.11.20.



Proposed Ground Floor Plan
scale 1:50



Proposed First Floor Plan
scale 1:50



The consolidated design removes the narrow gaps between the extensions while ensuring the single storey side and rear extension design maintains the parameters allowable under permitted development.

The second storey rear proposal are in the spirit of the permitted development and fully take into account and address the 2 storey commentary provided by the case officer in previous application and the inspectorate comments in appeal decision on application HPK/2020/0525.

“Extract from Appeal Ref: APP/H1033/D/21/3269689 1 Royle Avenue, Glossop SK13 7RD

Living conditions

13. The south side elevation would be between around 4.5m and 7.5m from the side elevation of No 3 Royle Avenue next door. A ground floor window on the side of No 3 serves a combined kitchen and family room; in other words a habitable room. While I am not aware of guidance in either of the SPDs on the minimum desired separation distance between a habitable room window and a blank gable wall, from what I saw on my site visit I consider that the close proximity of the two-storey side elevation of the side extension would be overbearing, and would have a significant enclosing effect when seen from the side window of No 3.”

As noted above the 2 storey extension on the current application has been kept within the boundary lines of the existing property, as approved in application HPK/2020/0415 has no enclosing effect whatsoever on the side window of No 3 and is therefore fully compliant with the commentary above.

Secure by Design Statement

Statement from Secure By Design Homes 2019 V2 March 2019

“The changes to the English Planning and Building Control regulations following in depth reviews by the Ministry for Housing, Communities and Local Government (MHCLG) have underlined the importance of the police advice delivered over the past 30 years; specifically in the form of the Secured by Design (SBD) initiative. The references within the National Planning Policy Framework (NPPF) and the accompanying National Planning Practice Guidance (NPPG) along with those in Scotland (Scottish Planning Policy – PAN 77) and Wales (Planning Policy Wales – TAN 12) have sought to reinforce the need and importance for a safe and secure external environment.”

“The government's Chief Planning Officer Steve Quartermain, wrote to all planning authorities reminding them of the important role the planning system plays in ensuring appropriate measures are in place in relation to crime prevention and security. “

The document also advises that vehicles should be parked in locked garages, where possible, and that in areas where vehicle crime is prevalent that the addition of gates and bollards is advisable.

It must be noted that vehicle crime in and around the Glossop has increased in recent times and neighbours have recently had bollards installed to protect their vehicles from theft.

This further enhances the requirement for safe and secure premises for crime prevention and security. Whilst secure by design accreditation may not be sought under this planning application the applicant requests that the “Spirit of the Guidance” advised by the governments Chief Planning Officer is duly adhered to and therefore granting planning permission for the garages and store/utility will not only provide safe and secure facilities for the applicants vehicles, it shall also afford safe and secure storage facilities to replace existing timber sheds.

Royle Avenue Street Scene

Extract from previous application reports

“The majority of houses on Royle Avenue are very much visible from the street scenes however the applicants property is in a unique setting within significant grounds and has a different relationship to the avenue to neighbouring properties.

“The proposal as detailed on the drawings and as described formally in this report is predominantly below ground and therefore has no significant impact or detrimental harm to the Royle Avenue street scape “

, a point which has been agreed on numerous times by both previous case officers and inspectorate and can be clearly observed from the photographs below.

Photographs : 1 Royle Avenue frontage



View from the front of No2



View from the front of No3



View from the front of No 6