

DELEGATED DECISION REPORT

HPK/2022/0401
Valid 06/09/2022

3, THE GROVE, HADFIELD,
GLOSSOP, DERBYSHIRE,
SK13 2BA

DEMOLITION OF SIDE
GARAGE AND
CONSTRUCTION OF NEW
SINGLE STOREY EXTENSION
TO THE SIDE AND REAR
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hadfield as defined by the Local Plan policies map. The site relates to a two storey linked semi-detached property which is located within a predominantly residential area. The site benefits from private amenity space to the rear and parking to its front.

PROPOSAL

This application proposes the demolition of the existing attached garage to the side and the construction of a single storey side and rear wrap around extension. The extension would replace the existing attached garage to side on the same footprint and would project to the rear by 0.92m. The extension is shown to have a flat roof to the front with a dual pitched roof to the rear. The proposals would create a larger kitchen and new study.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy
- EQ6 Design and Place Making
- EQ9 Trees, Woodlands and Hedgerows

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 14/10/22

Neighbour consultation period ends: 11/10/22

Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

DCC Highways

The proposal will replace the existing garage with a habitable room within the premises and will therefore reduce the off street parking provision for the premises. It is not considered that the reduction in off street parking provision is sufficient to warrant a highway authority objection on highway safety grounds; however, you may wish to consider the potential increase in the demand for on street parking spaces as a consequence of the proposal.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hadfield as defined by the Local Plan Policies Map which is located within the Glossopdale sub-area. Within such locations extensions to dwellings are acceptable, as a matter of principle. The main considerations in this instance are whether the design is appropriate, whether an amenity issues would arise and whether there would be an impact upon highway safety.

Design Considerations

The application proposes the demolition of the existing attached garage to the side which would be replaced with a single storey extension to the side and rear. The side extension proposes a flat roof and with the exception of the replacement of a garage door with a window, would be of similar form and design as existing. The proposal

does include a dual pitched roof which would be positioned towards the rear of the extension. Views of this would be available from the streetscene but would not be prominent to cause any adverse impact on the character and appearance of the area. In the context with the two storey extension to No.2 adjacent, the proposals would not appear prominent. Furthermore, the proposed flat roof design to the front would enable the existing relationship to be largely maintained and would not exacerbate a perceived terracing effecting.

The proposed materials would match existing which is appropriate and could be conditioned.

Amended plans have been received which show an additional parking space to be provided at the front of the property. The additional hardstanding could be PD and is unlikely to cause harm to the character and appearance of the streetscene.

Amenity

The proposed rear extension would not project beyond the rear extension of No.2 and as such would not result in any breach of the 45 degree standard from principal windows of that property. Due to this relationship, no adverse overshadowing or overbearing would result. Furthermore, the extension would be sufficiently offset from No.4 and of such modest scale to ensure no issues would arise to that property through loss of daylight or overshadowing. No loss of privacy would arise from extension due to position of openings and the surrounding relationships.

Highway Safety

The proposal would not increase the number of bedrooms within the development but would result in the loss of a potential parking space due to the removal of an existing garage.

The existing garage is modest in width and is unlikely to be suitable for meaningful modern day parking, therefore any knock on impact on highway parking is questionable. Nonetheless the applicant has provided an amended plan which shows that a second car parking space could be provided through additional hardstanding to the front. This would compensate for any potential loss of off street parking at the site arising from the development which can be conditioned.

Therefore no highway safety or parking issues would arise.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary

Recommendation Date: 19/10/2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council