

DELEGATED DECISION REPORT

HPK/2022/0415
Valid 12/09/2022

2 JONES STREET
HADFIELD
GLOSSOP

CHANGE OF USE FROM 2
BEDROOM PROPERTY TO
2NO. 1 BEDROOM
APARTMENTS

(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to No.2 Jones Street, Hadfield, a two storey residential dwelling located at the corner of Jones Street and Station Road. It has been in lawful use as a dwelling since permission was granted to change the use of an existing shop in December 2003.

The living and kitchen areas of the existing dwelling are provided at ground floor with 2no. bedrooms and shared bathroom provided at first floor level.

The site lies within the built-up area boundary of Hadfield in a highly sustainable location within a short walking distance to shops, services and public transport links including the railway station.

PROPOSAL

The application seeks permission to sub-divide the existing two bedroom dwelling to 2no. one bedroom apartments.

The proposed floor plans show the ground floor flat to provide a large bedroom and en-suite bathroom in place of the current living room with the Dining Room becoming a Lounge and the kitchen remaining in situ. The first floor flat accessed via the existing staircase is shown to contain a large bedroom with en-suite bathroom together with an open plan kitchen and living area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1	Sustainable Development Principles
S1a	Presumption in Favour of Sustainable Development
S2	Settlement Hierarchy
S5	Glossopdale Sub-area Strategy
H1	Location of New Housing Development
H3	New Housing Development
EQ6	Design and Place Making
CF6	Accessibility and Transport

National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Delivering a Sufficient Supply of Homes	Chapter 5
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/5245	Conversion of existing shop to a take-away (Approved 14/04/1987)
HPK/2003/0893	Change of use from shop to house (Approved 10/12/2003)

CONSULTATIONS

Publicity

Site Notice expiry date: 26th October 2022
Neighbour consultation period ends: 13th October 2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

No comments to make

OFFICER COMMENTS

Principle of Development

The application seeks to sub-divide an existing residential property to provide an additional residential unit. Hadfield is identified under Local Plan (LP) Policy S2 as a Larger Village which is identified as having capacity to accommodate moderate forms of development. The site is not constrained by any statutory designation.

LP Policy H1 supports and promotes the effective re-use of land by encouraging housing development which includes the conversion of existing buildings on sites suitable for that purpose, supporting housing development on unallocated sites within defined built-up area boundaries of towns and villages.

Chapter 5 of the NPPF contains the relevant national policies aimed at delivering a sufficient supply of homes across the country. Paragraph 69 of the NPPF identifies that small and medium sites can make a useful contribution to an areas housing delivery, and that great weight should be given to the benefits of using suitable sites within existing settlements for homes.

The application fully supports the aims and objectives of LP Policies S2 and H1, and relevant paragraphs under Chapter 5 of the NPPF, and is thus supported in principle subject to all relevant considerations.

Amenity

LP Policy H3 relates to New Housing Development and states that new housing development will be required to provide a high standard of amenity for future occupiers in accordance with Nationally Described Space Standards published by DCLG (2015).

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

As the proposal does not introduce any new physical development and that the existing fenestration serving the residential dwelling would remain consistent, there would not be any adverse harm to neighbouring residential amenity.

At the request of Officers, the applicant was asked to provide internal floor area calculations for each residential unit that could be verified. It has been submitted that the ground floor flat has a total area of 48.3sqm and that the first floor has a total area of 43.8sqm. The existing 2no. bedroom house therefore has an internal floor area of approximately 92sqm. Officers concur with these figures.

NDSS requires that a single storey 1no. bedroom flat with single person occupancy has a minimum internal floor area of 39sqm, whilst a two person occupancy requires the internal floor area to have a minimum of 50sqm.

Having regard to the above figures, it is considered that an occupancy condition that requires each flat to have single occupancy, is both reasonable and necessary in the interests of providing a high standard of amenity for future occupiers. It is also recommended that a condition be imposed requiring sound insulation details for the relationship between flat 2 (first floor) and the neighbour at number 17 Station Road. This is because the proposed kitchen/lounge area serving this unit adjoins the party wall, with the neighbour likely to have a bedroom adjoining this room. Sound insulation will ensure that the impact on the neighbour is reduced, and their amenity protected.

Subject to these conditions, the proposal development is considered to be acceptable with regards to preserving neighbouring residential amenity, and also ensuring that a high standard of amenity exists of future occupiers, in accordance with LP Policies H3 and EQ6, the Residential Design Guide SPD, and paragraph 130 of the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Paragraph 110 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 111 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The existing two bedroom dwelling does not benefit from any off-street parking. However the site lies in a highly sustainable location, being within walking distance of shops, services and public transport links including the railway station. As such and taking into account the comments from the Highways Authority, there are not considered to be any adverse harm to highway safety arising from the proposal, in line with LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks to sub-divide the existing 2no. bedroom property No.2 Jones Street, Hadfield, to create two 1no. bedroom apartments, each served by a kitchen, living space and en-suite bathroom.

The principle of development is fully supported given the highly sustainable location of the site within close proximity of services, facilities and public transport links.

In the interests of providing a high standard of amenity for future occupiers of each flat, taking into account the internal floor areas of each residential unit, it is recommended that a single occupancy condition be attached to the decision notice, in accordance with Local Plan Policy H3.

Subject to this condition, the application is considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 7th November 2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council