

DELEGATED DECISION REPORT

HPK/2022/0424
Valid 15/09/2022

40 OAKLANDS, SPIRE
HOLLIN, GLOSSOP,
DERBYSHIRE, SK13 7BS

PROPOSED GROUND FLOOR
REAR AND SIDE EXTENSION
(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 Glossop as defined by the Local Plan policies map. The site relates to a two storey semi-detached property which is located within a predominantly residential area. The dwelling has an original two storey rear projection with lean-to roof and an outbuilding to the rear. The site benefits from private amenity space in a long garden to the rear and parking to its front and side which is accessed off Spire Hollin.

PROPOSAL

This application proposes the construction of a single storey extension to the rear. The extension would have a maximum width of 6.9m, and would project from the rear wall of the existing rear projection by 8m, largely infilling the gap between the dwelling and the rear outbuilding. The extension would predominantly comprise a dual pitched roof with eaves and ridge heights of 2.6m and 4m respectively.

The proposed extension would provide for a new hallway, kitchen and sun lounge.

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

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: 28/10/22

Neighbour consultation period ends: 14/10/22

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Glossop 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 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 a single storey extension to the rear of the dwelling. The extension would project by 8m, and have a width of 6.9m, with eaves height of 2.6m and ridge height of 4m.

The proposed extension is fairly larger by means of its overall projection to the rear. However, the single storey nature of the proposals, which are modest in height are such that the proposals would not visually overwhelm the host dwelling or appear unduly disproportionate. It is considered therefore that the proposals would be subservient to the host dwelling with the existing remaining the dominant element of

the property. Furthermore, the extension is sited within a large, linear plot which can accommodate the proposals without resulting in an overdevelopment of the site.

The rear siting of the extension lessens the prominence of the extension from the streetscene. However, the extension would project beyond the width of the existing dwelling, and the extension would be visible through the gap between the application site and No.42. However the siting and scale of the extension is such that it would not appear as a prominent feature within the street scene, due to its set back from the front elevation, which would cause harm to the character and appearance of the area.

The proposed extension would be constructed from stone and slate to match the existing property which is an appropriate and acceptable approach. The proposed windows in terms of their proportions and design are generally sympathetic to those within the host dwelling. The appearance of the extension is deemed to be acceptable.

It is considered that the proposed extension is in accordance with the Development Plan in respect of its design.

Amenity

As stated previously, the proposed rear extension is large in terms of its overall projection, however the eaves and ridge heights would be relatively modest.

There are no ground floor principal openings to the rear of No.38 close to the proposed extension, with the nearest window being recessed behind its two storey projection. With regard to No.42, between the ground floor rear principal openings to habitable rooms and the proposed extension would be an existing linear outbuilding, which would screen extension. It is therefore considered that the proposed extension would not breach the 45degree standard from ground floor windows to result in an unacceptable loss of daylight. In addition to this, as the extension would be largely screened by existing development it is not considered that there would be an unacceptable loss of outlook or overbearing to habitable floorspace.

The presence of the outbuilding within the garden of No.42 is such that there would be no significant overbearing or overshadowing to private amenity space of that property. With regard to No.38 the proposed extension would be sited close to the shared boundary at a length of 8m. However, within the rear garden of No.38 is an existing outbuilding which also assumes much of the length of the boundary. Due to the existing of this outbuilding, and the modest heights of the proposals it is unlikely that the development would result in such significant overbearing or overshadowing to result in an adverse impact on amenity.

The majority of new openings are proposed to the western and northern elevations. The western openings would face towards the site boundary with No.42 and the large outbuilding beyond. While those openings to the north would face along the garden of the application site. Roof lights and a single opening is proposed to the eastern elevation i.e. towards no.38. The proposed kitchen window would face directly towards the site boundary, while the rooflights would be within the roofslope

above head height. The proposals therefore would not result in a loss of privacy or overlooking to neighbouring properties.

It is considered that the proposed rooms would have sufficient light and outlook to ensure that there that the future amenity level is acceptable. A sufficient amount of private amenity space would also be retained.

Highway Safety

The proposal would not increase the number of bedrooms within the development and would not result in a loss of off street parking spaces. Therefore no highway safety or parking issues would arise.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals, despite being large, are, on balance acceptable due to the above circumstances of the site and neighbouring development. The development would comply with the policies contained within the Development Plan, when considered as a whole, 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: 08/11/2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council