

DELEGATED DECISION REPORT

HPK/2022/0451 Valid 01/11/2022	85A THE SHIRE, SIMMONDLEY VILLAGE, SIMMONDLEY, GLOSSOP, DERBYSHIRE, SK13 6LS	SINGLE STOREY HOME OFFICE TO THE SIDE OF THE HOUSE (FULL - HOUSEHOLDER)
-----------------------------------	---	--

MAIN ISSUES

- Principle of Development
- Design Considerations (in impact on Heritage Assets)
- 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, in the village of Simmondley. The application site relates to a two storey semi-detached dwelling located within a predominantly residential area. The site lies within the Simmondley Conservation Area

PROPOSAL

This application seeks permission for the erection of detached outbuilding to be used as a home office. The building would be of timber construction of shepherd hut style. The building would be 2m wide, 3.35m long, with a maximum height of 2.5m. The building would be located to the side of the existing dwelling, adjacent to the site boundary.

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
- CF6 Accessibility and Transport
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment
- EQ9 Trees, Woodlands and Hedgerows

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Simmondley Conservation Area Character Appraisal

National Planning Policy Framework

Section 12: Achieving Well-designed Places

Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2018/0041 - An oak framed balcony with glass panelled balustrade – Refused – 27/04/18 – Allowed at appeal – 19/07/18

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22

Neighbour consultation period ends: 15/12/22

Press Advert: N/A

Public Comments

One letter of support received

Town / Parish Comments

N/A

DCC Highways

No objection subject to personal use

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. Policy S5 seeks to promote sustainable growth within Glossopdale through promoting and maintaining the identity of its settlements. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. The principle of householder development in this location is considered to be acceptable.

Therefore, the main considerations in this instance whether the design is appropriate, taking into consideration the relationship with designated heritage assets, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations (inc Impact on Heritage Assets)

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. The application site lies within the Simmondley Conservation Area, which is a designated heritage asset. Furthermore, the site lies adjacent to a Listed Building.

The scheme proposes the erection of a modest outbuilding which would be finished in timber cladding and would have the appearance of a shepherds hut. The design of the building is not characteristic of the area, albeit it is relatively modest and there are other timber shed structures within the vicinity of the site.

The building would be visible from the narrow road approaching the application dwelling from the east and also across the driveway to the site from the west. Whilst it would be visible it is not considered that it would be prominent, by reason of its modest scale and siting. Informal comments of the Conservation Officer accepts the principle of the development, albeit raises some concern with regard to the use of timber boarding. Notwithstanding this, it is not considered that the proposals would cause harm to the significance to the Conservation Area.

If it were to be considered to cause harm to the significance of designated heritage assets, such harm would be less than significant and at the lower end of such harm. The proposal would contribute towards delivering flexible working and would lessen the need to travel which weighs in favour of the proposals.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application proposals are modest in scale and its proximity from neighbouring properties is such that the proposals would not impact upon the amenity of neighbours.

Highway Safety

The proposal would not result in an increased demand for off street parking, while the development would not erode existing off street parking. DCC Highways have suggested that the building should remain in personal use, which is acknowledged. However, it is not considered necessary to attach any condition restricting its use

given that any future potential material change of use of a planning unit is a matter of fact and degree.

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: 06/01/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council