

DELEGATED DECISION REPORT

HPK/2022/0519
Valid 17/11/2022

16A COWBROOK AVENUE
GLOSSOP

SINGLE STOREY EXTENSION
TO FRONT OF THE
PROPERTY AND GARAGE
CONVERSION TO FORM
HOME OFFICE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

16A Cowbrook Avenue is a dormer bungalow property, of stone and grey tiles. The existing property has a large driveway space, providing parking provision for 2 vehicles. The curtilage is enclosed by a low stone boundary wall. 16A is in a prominent position on Cowbrook Avenue, being distinctly visible from the main road (Sheffield Road).

Cowbrook Avenue comprises of a mixed street scene, with a variety of property types. However, 16A is the only dormer bungalow. The properties are predominantly stone with some red brick bungalows. Render has been used on a small front extension to no. 16.

PROPOSAL

Planning permission is sought for a single storey front extension and garage conversion. The extension will project forward of the existing garage and front door. The proposed extension will be rendered, while the remainder of the property remains as existing.

The front elevation of the extension will have a moderately sized widow, placed approximately where the existing garage door is located and a new front door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making

CF 6 Accessibility and Transport

High Peak Design Guide 2018

Residential Design Guide 2005

National Planning Policy Framework

Section 4: Decision-making

Section 12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/6271 - Detached Dormer Bungalow REFUSED 14/06/1988

HPK/0002/7020 – Detached Bungalow REFUSED 19/09/1988

HPK/2016/0433 – Removal of existing conservatory and replace with a part single/part two storey rear extension APPROVED 21/10/2016

HPK/2017/0204 – Removal of existing conservatory with single storey rear extension APPROVED 23/06/2017

HPK/2021/0628 – Proposed single storey side entrance porch APPROVED 22/12/2021

HPK/2022/0197 – Extension and new dormer to front of property and the existing property rendered WITHDRAWN 17/10/2022

CONSULTATIONS

Publicity

Site Notice expiry date: 05/01/2023

Neighbour consultation period ends: 27/12/2022

Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

Derbyshire County Council Flood Risk Management

As this is a minor application and due to the nature and scale the LLFA has no comment to make.

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Glossop. The site is situated within this built-up area boundary. Therefore, the principle of the development is acceptable subject to consideration of design, amenity and parking considerations.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The Adopted Residential (SPD) (2005) paragraph 3.15 states that limited use of render will be acceptable on end gables in character with traditional details. Render should be finished in naturalistic tones reflecting local colours within stonework. Rendered and lime washed frontages are not characteristics to the High Peak.

The High Peak Design Guide (SPD) (2018) paragraph 3.9 states that new buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities.

Paragraph 5.5 continues that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposed extension projects beyond the principle elevation of the host dwelling, similar front extensions that have previously been constructed along the Cowbrook Avenue. The proposed extension is small in scale and continues the sloped roof. As such the proposal would appear subordinate to the host dwelling, without causing harm to the street scene.

It is proposed that the extension will be finished in render. There is an existing side (porch) extension which is finished in render. Likewise, the adjacent property (no. 16) has a front extension finished in render. Other properties along Cowbrook Avenue,

also have render used in places. As such, whilst render is not a common material throughout High Peak, it is considered that the rendered finish to the extension is not uncharacteristic of or harmful to the street scene. This is provided that the render on the proposed extension, matches the existing render found elsewhere on the dwelling.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed extension projects forward of the host dwelling, however, the extension would not cause harm to the amenity of neighbouring properties. In regard to no. 16 Cowbrook Avenue the proposed extension would not obscure the front window by 45 degrees (the extension will only cross the front window by 23 degrees). As such the proposal is considered acceptable in terms of amenity.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. The High Peak LP Appendix 1 states that dwellings of 3 bedrooms, such as the host dwelling, require 2 off-street parking spaces.

The proposed alterations will remove the existing garage and will fractionally reduce the size of the existing driveway. The property has a large driveway located within the properties curtilage which will be able large enough for 2 vehicles to park following the extension. This would meet the needs of a 3 bedroom dwelling in accordance with Appendix 1 of the adopted Local Plan. As such no highway safety concerns are raised.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 5th January 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council