

DELEGATED DECISION REPORT

HPK/2022/0529
Valid 21/11/2022

51 SPIRE HOLLIN
GLOSSOP

SINGLE STOREY REAR
EXTENSION TO REPLACE
EXISTING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design
- Amenity

DESCRIPTION OF SITE

The application site is a two-storey semi-detached house in a residential area of Glossop within the built-up area boundary. The house is bounded on both sides, rear and front by similar dwellings. The property includes an attached garage to the side joining onto a wraparound extension spanning part of the side and part of the rear of the house. This joins into a conservatory spanning the rest of the rear elevation.

PROPOSAL

The proposal is to replace the conservatory with a new extension of similar overall proportions and layout, with a flat roof instead of the pitched roof of the conservatory. An existing window at the rear elevation would be replaced to work with the change to the roof form of the rear element. The application indicates that facing and windows materials would match existing.

The proposed elevations also show the addition of a rooflight to the front-facing slope of the garage.

The proposed floor plan also indicates that part of the garage would be partitioned internally to form a WC. This does not comprise development and is outside the scope of this assessment.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Documents

Residential Design SPD section 9 – Domestic Extensions

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development

Section 4 Decision-making

Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2011/0022 - Rear Conservatory. Approved, 25/02/2011

HPK/2010/0444 - Rear Conservatory Attached To Kitchen With Matching Profile And Brickwork. Refused, 04/11/2010

HPK/0003/0627 - Carport And Kitchen Extension. Approved, 18/07/1991

CONSULTATIONS

Publicity

Site Notice expiry date: 15.01.2023

Neighbour consultation period ends: 16.12.2022

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

OFFICER COMMENTS

Principle of Development

The application site located within a built up area boundary, where new development will be directed in accordance with Policy S2. Accordingly the general principle of development is considered to be acceptable, subject to all relevant planning considerations.

Design

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

Paragraph 130 states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The proposed replacement extension would be similar in scale and character to the existing conservatory and as such would be a proportionate addition, sympathetic to the appearance of the house and the surrounding area. The adopted Design Guide states that flat roofs are generally not supported, however in this case the extension is not visible from the street scene or wider area, and only from adjacent neighbouring properties. Therefore its visual impact is limited. The proposals are considered to be acceptable in design terms and in terms of the expectations of policy EQ6 and the NPPF.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to 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. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

The proposed replacement extension and other alterations would not give rise to any additional amenity impacts upon the neighbouring occupants, including in terms of visual intrusion or overbearing effects, loss of light, loss of privacy or overlooking. Eaves height of the flat roof of the extension would be marginally higher than that of the existing structure but it is not considered this would result in material impact in any regard. Although the extension includes window units side elevation facing towards number 53, this would be no more harmful than the existing conservatory in terms of overlooking.

The proposal is accordingly considered to be acceptable in amenity terms and compliant with policy EQ6.

Other matters

The proposed changes to the garage may reduce the availability of off-street parking at the house which could potentially give rise to highways safety related considerations, however this alteration does not require planning permission and as such this matter cannot be taken into consideration in assessing the application.

CONCLUSION / PLANNING BALANCE

The proposed scheme is considered acceptable from a design perspective and in terms of impacts on nearby residential amenity. The proposed development would not give rise to any other planning considerations and is therefore considered to be in accordance with the relevant policies of the Local Plan and paragraphs of the NPPF and is recommended for conditional approval.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Tom Hiles

Recommendation Date: 16.01.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council