

DELEGATED DECISION REPORT

HPK/2022/0397
Valid 10/10/2022

8 PINFOLD
HADFIELD
GLOSSOP

FIRST FLOOR EXTENSION
OVER GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to No.8 Pinfold, Hadfield; a two storey semi-detached residential dwelling constructed like its neighbour in a red brick with slate tiled roof. The principal elevation is characterised by a flat roof garage that runs parallel with the side elevation and protrudes a short distance beyond the rear elevation.

The wider street scene consists of a variety of architectural styles and finishes, with numerous examples of front elevations finished in shades of white render at first floor level. Importantly, the linear row of properties which includes No.8 is not characterised by any render and has a degree of uniformity with regards to their scale, form and appearance, constructed in a dark red brick.

The site is bounded to the south by the public highway. To the west is No.7 Pinfold, which forms the other half of the semi-detached block, characterised by a modest single storey conservatory to the rear, and to the east by No.9 Pinfold. Beyond the rear boundary to the north is No.10 Faye Gardens, which sits at a significantly lower level. On all sides, boundary treatment consists of a standard timber fence that sits at a height of approx. 2.0m.

PROPOSAL

The application as submitted sought planning permission for a first floor side extension over the existing garage, together with a rear dormer window and the re-rendering of the property in white.

However, further to concerns from Officers and the submission of revised plans, which show the omission of the dormer window and the house to be retained in brick, the description of development has been updated to reflect these changes.

The final set of plans that are subject to assessment within this report are listed below:

- Site Location Plan (Ref: PL01 Rev A)

- Proposed Ground Floor Plan (Ref: PL06 Rev A)
- Proposed First Floor Plan (Ref: PL07 Rev A)
- Proposed Roof Plan (Ref: PL08 Rev A)
- Proposed Elevations (Ref: PL10 Rev A)
- Proposed Site Plan (Ref: PL11 Rev A)
- Proposed Elevations Sheet 2 (Ref: PL12 Rev A)

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
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

National Planning Policy Framework 2021

- | | |
|-----------------------------------|------------|
| Achieving Sustainable Development | Chapter 2 |
| Promoting Sustainable Transport | Chapter 9 |
| Achieving Well Designed Places | Chapter 12 |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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| HPK/2021/0693 | Single storey rear extension to the existing property. Front of garage to be rendered off-white (Approved 06/04/2022) |
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CONSULTATIONS

Publicity

Site Notice expiry date: 23rd November 2022
 Neighbour consultation period ends: 9th November 2022
 Press Advert: N/A

Public Comments

1no. representation has been received from the occupiers of the neighbouring property No.7 Pinfold, who confirm that they have no objection to the planning application

Town / Parish Comments

N/A

Derbyshire County Council Highways

No highway safety objections.

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing residential dwelling that lies in the built-up area boundary of Glossop; identified as one of the larger Market Towns that sits at the top of the settlement hierarchy under Local Plan (LP) Policy S2 that are the focus for new housing and economic growth. The site is not constrained by any sensitive statutory designations.

In light of the above, the principle of domestic extensions and alterations on this site are considered to be acceptable in principle, subject to an assessment of all relevant planning considerations.

Design, Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The existing dwelling is a semi-detached brick dwelling that mirrors the characteristics and appearance of the neighbouring property No.7 Pinfold. The wider street scene encompasses a variety of architectural styles, with some principal elevations comprising gable ends, and a varied palette of materials, which includes a considerable amount of white and off-white render.

There is however somewhat of a degree of uniformity in the street scene with regards to the use of materials. The row of properties that includes No.8 Pinfold north of the highway are all finished in brick with gables facing east-west and principal elevations facing southwards. To the west and east of the estate are properties which have a principal gable fronting the highway, all finished in render at first floor level.

Officers raised concerns during the consultation period associated with the previous application approved under HPK/2021/0693 with regards to the re-rendering of the entire property:

“No.8 sits within a row of properties that are all characterised by brick walls, with all existing examples of render situated on properties which have gable ends that front the highway to the west and east.

I am concerned that rendering this property would in fact disrupt the consistent uniform symmetrical character of both the semi-detached block that is shared with No.7 Pinfold and the wider estate, and would result in an unacceptable degree of harm to the overall character and appearance of the street scene....”

These concerns were reiterated as part of this application. Other concerns were forwarded to the agent within an email dated 8th November 2022, which is set out below:

With regards to the first floor extension, I have no objection to this in principle, however in order to be acceptable in design terms, it must be set back behind the building line of the main house by a noticeable amount (roughly 500mm) in order to achieve an acceptable visual break between the existing and new development. This will obviously have implications for the usability of the internal floor layout and may mean that the desired layout is not achievable. This may require a re-think of the proposed internal layout.

Secondly, the dormer window to the rear is of a poor quality design that has a negative impact on the overall character and appearance of the property, and should be replaced with a velux rooflight.

Thirdly, as stated within the previous application, the property is situated within a row of properties that have a consistent appearance with regards to their materials (brick), with properties of a different architectural design and thus a different part of the street scene, being partly finished in render. The rendering of this property will not be supported as it is considered that this would result in adverse harm to the character and appearance of the street scene...

After further discussions, the applicant has submitted revised plans which show the retention of the brick used in construction of the house, the introduction of a small set back behind the principal elevation (200mm), and the omission of the rear dormer window.

In this revised form, it is considered that the proposed extension is of an appropriate scale, height, massing and visual appearance that reads as a proportionate and balanced addition, respecting the character and appearance of the main house and wider street scene, in accordance with LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

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.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

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

The proposed first floor extension would be maintain a suitable gap to the neighbouring property No.9 Pinfold to not result in any overbearing impacts. The window that is located on the side elevation of this neighbouring property that faces the proposed extension serves a landing is therefore not habitable room, and thus would not be adversely affected with regards to any loss of sunlight.

As the proposed first floor extension would not protrude beyond the front or rear elevation of the existing property, no other neighbouring property would be adversely affected.

The application is therefore considered to preserve the residential amenity of all neighbouring properties in accordance with LP Policy 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 application would see the loss of the existing garage (which is substandard by modern dimensions) to ancillary living space. At the request of Officers, an updated Site Plan has been received which demonstrates that 2no. vehicles can be accommodated within the domestic curtilage.

As the latest First Floor Plans shows no increase in the overall number of bedrooms, it is considered that the existing level of off-street parking provision is acceptable, having regard to standards set out under Appendix 1 of the Local Plan and comments made by the Highways Authority.

The application in its final revised form is considered to make satisfactory provision for off-street parking and preserves highway safety in accordance 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 permission for extensions and alterations to an existing dwelling that lies within the built-up area boundary of a Larger Village on a site that is not constrained by any sensitive statutory designations.

Whilst original plans submitted in support of the application raised concerns from Officers with regards to its inappropriate design and appearance and its detrimental impact on the character and appearance of the dwelling and wider street scene, proactive and positive discussions with the applicant have resulted in revised plans being submitted that have been found to address such concerns. Therefore in its

final revised form, complies with all relevant local development plan policies, relevant supplementary design guidance, and relevant paragraphs contained in the NPPF.

As such, in line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 23rd January 2023

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council