

DELEGATED DECISION REPORT

HPK/2022/0398
VALID 07/11/2022

16, HADFIELD PLACE,
GLOSSOP, DERBYSHIRE,
SK13 8JE

REAR SINGLE STOREY
EXTENSION (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations (inc impact on Heritage Assets)
- Impact upon Residential Amenity
- Highway Safety/Impact on PROW

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Glossop as defined by the Local Plan policies map. The application site relates to two storey mid terraced dwellings. The surrounding area is predominantly residential comprising two storey terraced properties. The site is a linear plot with private amenity space to the rear. Parking is located on street. The site lies within the St James Conservation Area.

PROPOSAL

This application seeks permission for the erection of a single storey extension to the rear of the dwelling. The extension would project by 3.5m at a width of 4.45m. The extension would have a lean to roof with height to eaves of 2.5m and maximum height of 3m. The extension would provide an extended kitchen/dining area, utility and w/c.

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

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22
Neighbour consultation period ends: 22/12/22
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No Highways Objections

Conservation Officer

No comments

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.

The main considerations in this instance whether the design is appropriate, taking on board its location within a Conservation Area, whether an 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 St James Conservation Area. The Conservation Area Statement acknowledges dense two storey terraced streets as being a characteristic of this part of the Conservation Area with the main threat to character coming from changes through permitted development and roof alterations.

The application relates to the erection of a single storey extension to the rear of the dwelling. The extension would project by 3.5m and be full width. The extension, due to its modest height and proportions is considered to represent a modest addition to the host dwelling, which would remain dominant.

The site lies within a Conservation Area which is characterised in this part through dense two storey terraced streets. The proposed extension to the rear of the dwelling would not be prominent on the streetscene or conservation area, although some limited glimpses between buildings would be available from public vantage points. The single storey nature of the development is such that important views would not be compromised.

No objections have been raised by the Conservation Officer with regard to these proposals, and as such it is concluded that the significance of the heritage asset would be preserved. It would be appropriate for material to match the host dwelling, as submitted.

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 site is a mid terraced property and as such is closely related to dwellings on either side of the site. The proposed extension would be sited adjacent to the boundary with both adjoining properties. To the rear of the adjacent dwellings a ground floor rear window which serves a kitchen, and a door adjacent. The window is the principal opening serving those rooms. The windows within the rear elevation at ground floor are located centrally within their respective elevations.

The extension at 3.5m is relatively modest, albeit there would be minor breaches in the 45degree standard from the windows of neighbouring properties. Notwithstanding this, the infringement is relatively minor, while height of the

extension itself is also modest. In this regard therefore, given the positioning of windows and the scale of the development, it is not considered that the proposed extension would result in an adverse impact on amenity through loss of light to habitable rooms. In reaching this conclusion, regard has been given to the shallow roof pitch and low overall height, in addition to the limited degree of the breach, which would be at the lowest part of the roof. Also, consideration has been given to what could be achieved under PD including the erection of a 2m fence on the boundary.,

With regard to any overbearing and overshadowing, given the modest scale of the extension and the extent of private amenity space that the neighbouring dwellings enjoy, it is considered that there would be no significant overshadowing or overbearing arising from these proposals.

Principal windows would face along the garden of the application site and would be appropriately spaced from any windows opposite as to not result in a loss of privacy. No overlooking would arise from the single storey extension. Appropriate amenity space would also be retained for future occupants of the application site.

Highway Safety

The proposal would not result in an increased demand for off street parking, and as such there would be no highway safety implications from the development. There are no objections from DCC Highways in this regard.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would accord 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: 31/01/23

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council