

DELEGATED DECISION REPORT

HPK/2022/0522
Valid 16/12/2022

67 HEATH ROAD
GLOSSOP

EXTENSION TO AN EXISTING
FIRST FLOOR BALCONY AT
THE REAR OF THE BUILDING
OVERLOOKING THE
GARDEN.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design

DESCRIPTION OF SITE

67 Heath Road is a large detached property of brick and grey tiles. The property benefits from a large sloping curtilage, which provides ample driveway space for 2 or 3 vehicles.

At the rear of the property fencing is used as a boundary treatment. Along the eastern boundary of the rear garden there are mature evergreens behind the fencing which provides privacy to the rear of no. 65 Heath Road. The land drops steeply to the west of the property with fencing and mature tree growth providing privacy to the properties below.

On the rear elevation of no. 67 is an existing balcony and steps which service the first floor dining room. The first floor has a living room with large glazed window and dining room which has French doors onto the existing balcony.

PROPOSAL

Planning permission is sought to extend the existing balcony to the west by 4425mm. The existing black rail balustrade will be replaced with a new frameless toughened glass balustrade. The new balustrade will be 1100 mm in height.

It is proposed to remove the existing living room window and dining room doors. These will be replaced with 3 large sliding (glazed) doors which will run the length of the proposed balcony.

The existing first floor bedroom window will be replaced with a large ceiling to floor window with small sideways sash opening (no greater than 100mm).

Internally the property will be made open plan.

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

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving effective use of land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 30/01/2023
Neighbour consultation period ends: 10/01/2023
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

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which 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 the following policy.

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.”

Balconies are characteristic of Heath Road, no. 46 and no. 44 Heath Road have balconies which are visible from the street. The existing balcony on no. 67 is at the rear and not visible from the street scene.

The principle of balconies is well established on Heath road and as such the principle of the extension is acceptable. It is also proposed to replace the balustrade with a glass replacement. There is substantial glazing on the existing building and so the replacement of the balustrade is considered negligible.

It is also proposed to alter the windows on the rear elevation. There is a substantial amount of glazing on the rear elevation at present. The replacement of these windows with a larger glazed sliding door would be considered acceptable under Class A, Part 1, Schedule 2 of the General Permitted Development Order (2015). However, as there is a sustainable amount of glazing on the existing elevation the alteration to the windows is considered acceptable and appropriate to the character of the building.

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 Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

There are no neighbours to the rear of the property within 21 metres. As such the replacement windows and balcony will not create an amenity concern this that regard.

The existing balcony creates some overlooking issues to no. 65. No. 65 has a first floor window which the existing balcony overlooks. With the assumption that the layout of no.65 is identical to that of no.67 this window is likely to service a living room. Below this window is an entrance to the property and small ground floor window, likely to service a utility or bathroom. The ground floor window is therefore unlikely to service rooms in which significant amounts of time are spent.

The proposal will extend the balcony to the west, away from no. 65 and as such the extension of the balcony is unlikely to escalate overlooking concerns above the existing situation.

To the west of the site is no.69 Heath Road, the rear of this property is approximately 48 metres from the edge of the proposed balcony. Furthermore the property is shielded by mature tree growth. As such the proposal does not raise any amenity concerns in regards to no. 69.

Highway Safety

LP Policy EQ 6 states that all development should be easy to move through, incorporating integrated car parking, pedestrian routes, and, where appropriate, cycle routes and facilities.

The proposal will not increase the demand for parking at the property and will not lead to any highway safety concerns.

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: 31th January 2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council