

DELEGATED DECISION REPORT

HPK/2022/0534
Valid 29/11/2022

82 SUNNYFIELDS,
SHEFFIELD ROAD,
GLOSSOP, DERBYSHIRE,
SK13 8QP

PROPOSED SINGLE STOREY
REAR AND FRONT
EXTENSION. ROOF
ALTERATIONS AND REAR /
FRONT DORMER
EXTENSIONS
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Residential amenity

DESCRIPTION OF SITE

The application site is a four-bedroom detached dormer bungalow in a residential area of Glossop, located on Sheffield Road, within the built-up area boundary. The dwelling is a set back from the road. The property previously featured large mature (but non-protected) trees at the front of the site, but these were removed prior to submission of the application.

The application is a resubmission of a previously refused application ref (HPK/2022/0236)

PROPOSAL

Householder permission is sought for a range of extensions and external alterations. The application seeks to overcome the reason for refusal of the previously refused scheme. Revised plans have also been received during determination in response to design feedback. The final scheme proposed comprises:

- A dual-pitch roofed first-floor extension at the front, raising the existing ridge level and changing the existing front gable into a two-storey element with pitched dormer windows to the front roof elevation.
- A new front porch entrance with dual pitched roof.
- A two-storey extension at the rear, consisting of a single storey projection with rear facing almost flat roof dormer and a Juliet balcony.
- Replacement windows within existing elevations at the front and side.
- A change to the overall roof shape from a hip to a gable.

The scheme has been amended to reduce the no. of front facing dormers from three to two as well as a revision to the pitch of the front facing dormers and a revision to the front entrance design.

Facing materials on the final revised plans would be rough render (pebbledash), natural stone and plate glass. Materials for the rear dormer have not been specified.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ6 Design and Place Making

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/2022/0236-Proposed single storey rear and front extension. Roof alterations and rear dormer extension. Refused

CONSULTATIONS

Publicity

Site Notice expiry date: 28/12/2022
Neighbour consultation period ends: 28/12/2022
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

N/A.

Highways

No objection.

Environmental Health

No objection – low risk .

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 design and amenity policies.

Design

Local Plan Policy EQ6 requires developments to be well designed and delivered to a high quality.

Section 12 of the NPPF places emphasis on the requirement for development to achieve good design and that good design is a key aspect of sustainable development. Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

The adopted High Peak Design Guide 2018 sets out the parameters which new development should respond to. All development, whether a house extension or larger building should be in accordance with paragraph 3.11:

There are some basic principles that need to be respected if the new is to harmonise successfully with the old. These relates to three main characteristics of traditional elevations:

- *A balance of proportions between the overall shape of the walls and the openings they contain.*
- *A high solid to void ratio in which the wall dominates.*
- *A simple arrangement of openings, usually in the form (often symmetrical) in the case of houses, and informal in the case of outbuildings.*

In respect to extensions, it states at paragraph 5.2 that:

Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character. The aim should be to revitalise the building without altering its fundamental character.

Paragraph 5.5 continues:

All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help.

Paragraph 7.5 states:

There are many traditional window patterns found locally. Nearly all however have a vertical emphasis to their overall shape as well as some degree of subdivision.

The Adopted Residential (SPD) (2005) paragraph 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.”

Paragraph 6.3.8 of the Adopted Residential (SPD) 2005 makes specific reference to dormer windows: "Except for parts of Buxton, dormer windows are generally rare in High Peak. In such areas dormers should be positioned to the rear of dwellings where they cannot be seen as clearly or consider the use of Velux roof windows."

Paragraph 9.4.2 continues: "Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses, especially terraced properties."

Development in the area is generally characterised by houses which are traditional in form, comprising stone terraces and larger redbrick detached houses. There are some exceptions including a mid-C20th terrace immediately adjacent to the site but otherwise the character of the area, particularly immediately along Sheffield Road, is considered to be quite strong in terms of traditional forms, architectural details and the application of facing materials.

The development site is visible from Sheffield Road as a number of trees and hedgerow have been removed from the site. The dwelling is set back from the road which reduces its prominence on approach but the application property is readily viewable from short distance views from the adjacent highway. The rear of the dwelling is visible from Cowbrook Avenue.

The proposal includes a number of alterations to the dwelling increasing the footprint and roof height of the existing property. At present the existing dwelling provides a modest sized bungalow. The proposed development would result in the existing dwelling being lost within the development as the development proposes significant and sizeable additions to provide a 5 bedroomed dwelling. The alteration to the roof form from hip to gable, proposed first floor extension, increased ridge height including front and rear dormer windows would result in a form of development that consume and fail to harmonise with the parent building and the proposed development would overwhelm and dominate the original dwelling.

By virtue of the design of the development proposed the development would result in a form of development that would be out of keeping with the character of the area. The introduction of front dormer windows would result in the erection of incongruous additions as dormer windows on front elevations are not a common feature in the immediate area. As well as the dormers the front elevation includes the inset of the eaves level which would introduces an awkward and incongruous form of development as this style of roof would fail to reflect the character of the existing dwelling as well as being out of keeping with other house in the area. The fenestration details proposed to the front elevation introduces windows that are out of keeping in terms of their size, shape and as well having no window cill or head. When paired with the new front porch the fenestration to the front elevation would lack consistency have an odd arrangement producing a confused appearance. As set out in the adopted Design guide, extensions and alterations should work with, rather than against the character of the host dwelling.

Overall, the proposed development would fail to respond positively to the character of the host dwelling and would have a significantly detrimental impact on the visual

amenity of the area. The development is therefore contrary to Policy EQ6 of the Local Plan, the adopted Design Guide 2018 the Residential Design Guide SPD, and the NPPF which all seek to achieve good design and respond to local distinctiveness.

Amenity

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. Whilst the extensions would be substantial and would increase the overall verticality of the building, they would be set sufficiently far away from the neighbouring properties to avoid significant harm to their residential amenity, including in terms of over overbearing effects, visual intrusion, overshadowing or loss of privacy.

The Juliette balcony would face towards the neighbouring house at the rear, which is set sufficiently far away (around 35m from elevation to elevation) to avoid a harmful level of overlooking.

Highway Safety

No alterations to access or parking arrangements are proposed. The proposal would involve the increase of bedrooms from four to five, resulting in to change to the requirement for off-street parking relative to the adopted guideline standards. There is sufficient area at the front of the property to accommodate three parking spaces. The proposal is not considered to give rise to any harm to highway safety.

CONCLUSION / PLANNING BALANCE

The proposed extensions and alterations would result in a form of development that would overwhelm the original dwelling and result in the design of the dwelling being significantly out of keeping and detrimental to the character of the area. Despite amended drawings being submitted the development does not represent an acceptable form of development and is therefore recommended for refusal.

OFFICER RECOMMENDATION : Refusal

Case Officer: John Van Eker/ Rebecca Bowers
Recommendation Date: 22/02/2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council