

DELEGATED DECISION REPORT

HPK/2022/0532
VALID 18/01/23

88, HIGH STREET WEST,
GLOSSOP, DERBYSHIRE,
SK13 8BB

TWO STOREY EXTENSION TO
THE REAR AND A CHANGE
OF USE FOR THE FIRST
FLOOR TO A SELF
CONTAINED FLAT (FULL -
MINOR)

MAIN ISSUES

- Principle of Development
- Design Considerations (inc Heritage Assets)
- Impact upon Residential Amenity
- Impact upon Highway Safety and the Network
- Impact on/from Flooding

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 property in commercial use. The site lies within the boundary for Glossop town centre with the surrounding area predominantly commercial use. The site lies within the Norfolk Square Conservation Area.

PROPOSAL

This application seeks permission for the construction of a two storey rear extension and the conversion of the first floor to a residential unit. The extension would replace the existing single storey rear projection, along with the removal of the existing windows to the rear. The rear extension would include two doors, one to serve the ground floor unit, and one to serve the first floor flat. A single window at first floor level is proposed, while a small window is also proposed to the existing rear of the property at first floor level.

The scheme also indicates the installation of solar panels to the front roof slope and on one of the slopes of the new extension along with the removal of chimneys.

The flat would comprise a lounge, kitchen/diner, shower and w/c room, and a bedroom. Sun pipes are proposed to serve the kitchen/dining area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles

S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S5 Glossopdale Sub-area Strategy
EQ1 Climate Change
EQ6 Design and Place Making
EQ7 Built and Historic Environment
EQ11 Flood Risk Management
H1 Location of Housing Development
H3 New Housing Development
CF1 Retail and Town Centres
CF6 Accessibility and Transport

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Glossop Conservation Area Character Appraisal (2006)

National Planning Policy Framework

Section 5: Delivering a Sufficient Supply of Homes
Section 7: Ensuring the vitality of town centres
Section 9: Promoting Sustainable Transport
Section 11: Making Effective Use of Land
Section 12: Achieving Well-designed Places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 20/02/23
Neighbour consultation period ends: 23/02/23
Press Advert: 23/02/23

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

None received

AES Waste

I note from the application form that no consideration has been made for waste collection. On this basis I cannot support this application. An area for waste storage must be made to accommodate the existing services that HPBC provide for domestic waste collections.

HPBC Conservation Officer

Objection.

The High Street (both east and west portions) within Norfolk Square Conservation Area is defined by small two storey vernacular terraces characterising the towns development and growth in response to the mills and industry. Historic uniformity remains in many features, predominantly in the building and roofing material, low pitch roofs and simple fenestration. Each terrace further marked by short chimney stacks with many original thackstones still in situ, a traditional building element in Derbyshire.

The scheme shows the loss of the chimneys, for which I see no real justification. The application shows no analysis of the chimney nor are any photographs provided. From preliminary investigation, inappropriate repair methods have been applied which will be the reason for its deterioration. The thackstones are no longer able to do their historic purpose.

Further to this, the scheme shows solar panels despite not being noted in the application title, proposed to be installed on the principle street facing elevation. This is totally inappropriate and looks to cause much visual conflict to the Conservation Area and therefore conflict within the setting. As noted, the buildings are humble and small consequently the installation of a solar array and loss of historic features combined sees as a result the proposal looking to be visually at odds with its context. See drwg ref: A3PM3D 1032 02 Existing front and rear elevations and A3PM3D 1032 05 Proposed front and rear elevations, the level of change to the frontage looks to sanitise and eliminate elements that currently unite the building with its counterparts.

There is no window specification provided to demonstrate this intervention at the first floor front elevation. Details and drawings from a company/architect/product/design/colour/opening and the like would be expected.

The proposed rear extension is quite extensive. I do note neighbouring properties have similar elements but it must be made aware each application is determined on its own merits. The rear elevation looks to be similar to that found at the rear of a Victorian or modern terrace, or something of that ilk. The rear of these terraces can in fact be seen from the Arundel Street where Grade II listed Glossop Gas Works resides. The rear of no.88 as viewed from the listed building currently looks fairly subservient and legible, the low existing extensions are successful. I am concerned

the addition of another cumbersome extension would see the overall footprint of the historic terrace irreversibly transformed. In addition to this, the setting of the Grade II asset would see a level of cumulative impact.

The remainder of the two assets noted, Grade II listed Former Methodist Chapel and Sunday school with attached walls and railings, and Grade II listed The Oakwood and Oakwood Restaurant are at ample distance they would not see impact as a result of the scheme.

To conclude, I cannot support this scheme as it is not thoroughly realised. I would suggest revision or withdrawal.

OFFICER COMMENTS

Principle of Development

The application proposes the change of use of the first floor of the site from commercial to residential along with extensions and alterations to the property. The property is located within the Town Centre for Glossop as defined by the Local Plan Policies Map.

Policy S2 identifies the settlement hierarchy and states that housing should be directed to the most sustainable locations. Glossop is identified as a Market Town within the hierarchy. Market towns are the main focus for housing development. Policy S5 supports the development of new housing on sustainable sites within the built-up area boundary. Policy H1, which relates to the location of new housing, promotes the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose.

Policy CF1 relates to retail and town centres and seeks to maintain and enhance the vitality and viability of town centres and requires active ground floor frontages to be maintained and created within town centres with appropriate town centre uses.

The proposed development does not result in the total loss of a town centre use, with commercial use retained on the ground floor. The proposals would not undermine the town centre policies or affect the vitality or viability of the centre.

It is considered that the principle of residential development at first floor level, in this instance, is acceptable. The main considerations in this instance whether the design is appropriate, taking into consideration its location within a Conservation Area, whether an amenity issues would arise, whether there would be an impact upon highway safety or the network, whether any flooding issues would arise.

Design Considerations (Impact on Heritage Assets)

Policy S 1 states that all new development should contribute to sustaining communities and protected and/or enhance the environment. Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale. Policy EQ 7 states that the council will conserve

heritage assets in a manner appropriate to their significance. Policy S5 also seeks to protect and enhance the historic environment of the Glossopdale sub-area. Policy CF1 supports proposals that seek to deliver qualitative environmental improvements and support the local distinctiveness of town centre environments through high quality design

The application site lies within Norfolk Square area of the Glossop Conservation Area, which is a designated heritage asset. The Conservation Officer has identified that High Street is *“defined by small two storey vernacular terraces characterising the towns development and growth in response to the mills and industry. Historic uniformity remains in many features, predominantly in the building and roofing material, low pitch roofs and simple fenestration. Each terrace further marked by short chimney stacks with many original thackstones still in situ, a traditional building element in Derbyshire”*.

The scheme proposes various alterations to the building, including the removal of chimneys and the installation of solar panels to the front roof slope. The chimney stacks are a traditional characteristic of this terrace and contribute positively to the row of terraced units and the wider character and appearance of the conservation area. While some chimney stacks may have been lost previously, the further removal of chimneys would cause harm to the character and appearance of the building, and terrace. The installation of solar panels would introduce an alien feature to this terrace which would appear incongruous and at odds with the simple roof form. This element would also cause harm to the character and appearance of the building, and terrace.

The scheme also proposes a two storey extension to the rear of the property, which would replace the simple single storey projection to the rear. The extension would remove existing openings to the rear and erode the traditional fabric of the rear wall in its entirety. The design and proportions of the rear extension would differ from that of the adjacent two storey extensions, being overly wide and as such would appear at odds. Furthermore, the first floor window within the rear elevation would appear unbalanced within the elevation, while the small proportions of the proposed w/c window does not reflect those within the terrace.

The Conservation Officer also raises concern with regard to the rear extension. The Conservation Officer notes that the rear of the application site can be seen from Arundel Street where the Grade II listed Glossop Gas Works is located. With the existing site appearing subservient and legible. The Conservation Officer raises concern that a further two storey extension would see the overall footprint of the historic terrace irreversibly transformed and also that the setting of the Grade II asset would see a level of cumulative impact.

The scheme also leads to the loss of rear yard, and as such does not provide for any waste facilities. The loss of yard and lack of any on site storage for waste bins is indicative of an overdevelopment of the plot and would result in poor design and harm to the character and appearance of the area.

The proposed development would therefore cause undue harm to the significance of the Conservation Area and setting of the Grade II Listed Building. The level of harm

is considered to be less than substantial. In such circumstances, paragraph 202 of the NPPF confirms that this harm should be weighed against the public benefits of the proposal. In this instance it is not considered that the proposed development delivers any such public benefits to outweigh the harm caused to Heritage Assets.

Amenity

Policy S1 states that development should achieve a high standard of amenity for all existing and future occupants of land and buildings. 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 NPPF at paragraph 130 states that decisions should seek to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

By reason of the siting of the two storey rear extension, and the positioning of windows within neighbouring dwellings, it is considered that the proposed extension could be carried out without giving rise to any amenity issues to neighbouring properties.

Policy H3 sets out that new dwellings should achieve adequate internal space for the intended number of occupants, in accordance with the NDSS. The proposals comprise a one bedroom flat with the single bedroom, having a width of 2.2m and an overall floor area of 37 sqm. In accordance with the NDSS standards the flat is therefore only suitable as a single person one bedroom unit. If acceptable, this would need to be addressed by an appropriate condition to secure single occupancy.

Notwithstanding this, there is concern with regard to the level of amenity that future occupants of the proposed development would enjoy. The proposed kitchen/dining room area does not benefit from any windows to serve the room, and as such would not enjoy any outlook. It is noted that sun pipes are proposed through the loft space, however this would not provide any meaningful outlook, while the LPA could not be satisfied that these would deliver an appropriate degree of light filtration to this room.

Highway Safety

Policy CF6 states that proposals should minimise the need to travel, particularly by unsustainable modes of transport, and that development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

The scheme does not propose any off street parking to serve the proposed new dwelling. The existing (retained) use does not benefit from off street parking which is not uncommon within a town centre location.

The application site is located within a town centre location and as such has good access to services, facilities and amenities, and can be considered locationally sustainable. Furthermore, there are parking restrictions on the surrounding roads close to the application site, and as such the proposed use is unlikely to result in any

unacceptable increase to on street parking to detriment of free and safe flow of traffic.

Flooding

The application site is located within Flood Zone 2. The application has been supported by an FRA. The FRA identifies that the application proposals relate to minor development and has appropriately identified flood resilience measures along with other mitigation measures relating to having a Flood Warning and Evacuation Plan in place.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would fail to comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be refused.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Declan Cleary

Recommendation Date: 14/03/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council