

DELEGATED DECISION REPORT

HPK/2022/0477
Valid 20/10/2022

180, SIMMONDLEY LANE,
SIMMONDLEY, GLOSSOP,
DERBYSHIRE, SK13 6LY

PROPOSED SINGLE STOREY
REAR, DOUBLE STOREY SIDE
AND FRONT
ADAPTIONS/EXTENSIONS
AND WIDENED DRIVEWAY
WITH DROPPED KERB (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Residential amenity
- Highways

DESCRIPTION OF SITE

The application site is a detached two storey five-bedroom house located in a residential area of Glossop within the built-up area boundary. The house forms part of a contemporary residential estate. Facing materials are orange brick and brown roof tiles. The house features a ground floor canopy at the front elevation with a bay at first floor height. The house has an integrated single garage and a conservatory at rear. There are non-protected mature trees along the north boundary of the site.

The house is surrounded at the north, west (rear) and south sides by other dwellings. The north side boundary joins onto the rear boundary of no. 1 Hunters Lane.

PROPOSAL

Permission is sought to add the following features previously approved under application no. HPK/2022/0214 at the address.

- Two two-storey front gable extensions, allowing for the extension of the living room and formation of an office and boot room in place of the existing garage
- A flat-roofed single storey rear extension spanning the full width of the house, creating an enlarged dining room and snug. This would have a height of around 4.2m and depth of around 4.1m.
- It is also proposed to drop the kerb along the full frontage of the property and to form a raised paved/decked area at the side and rear of the house, with a height of around 0.35m.

In addition to the above previously approved features the application seeks permission for a proposed two storey side extension projecting 4.7m from the north facing side elevation and maximum height of 6.9m.

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
EQ 5 Biodiversity
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
EQ 9 Trees, woodland and hedgerows
CF 6 Accessibility and Transport

Supplementary Planning Documents

High Peak Design Guide
Residential Design SPD section 9 – Domestic Extensions

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/2022/0214, Proposed extensions including single storey rear, double storey front extensions/adaptations and widened driveway and dropped kerb.
Approved with conditions 30/08/2022

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/2022
Neighbour consultation period ends: 24/11/2022
Press Advert: N/A

Public Comments

One letter of objection received concerning the following points:

- Work already undertaken to the bank adjacent to the watercourse running next to the property.
- Concerns regarding flood risk and environmental impacts.
- Concerns regarding increase in levels to the side and rear of the property and the perceived impact of development from neighbouring properties.
- Concerns regarding overlooking to neighbouring properties and gardens.
- Removal of existing trees and vegetation.

Case Officer Comments:

Some elements of the scheme have already been approved and undertaken including the change in ground levels to the rear and the single storey rear extension as proposed in the previously approved application at this address.

An open Enforcement case at this address is noted in relation to the alterations to the bank of the watercourse to the north of the property. These alterations remain separate from the works proposed under this application and in the event of an approval these works would require separate consent.

A number of well established trees and vegetation has been removed from the site recently however none of the trees were protected and consent was not required for the removal of these features.

Any concerns regarding impact on neighbour amenity have been addressed in the Officer comments section of this report below.

Town / Parish Comments

N/A

Derbyshire County Council Highways

No objection

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. This reflects section 12 of the NPPF – achieving well designed places.

It is considered that the proposed extensions and alterations would be acceptable in design terms. The dual front gable extensions would be proportionate additions, sympathetic to the character of the house. Nearby houses of the same/similar original design have two storey front extensions in a similar form which are considered to demonstrate that the form and appearance of such additions would work well with the character of the house.

The single-storey rear extension would be rather contemporary in character, somewhat at odds with the generally traditional form of the house, in part due its flat roof and large panel windows. The inclusion of a large square window at the side elevation facing onto the side garden may appear particularly incongruous. However, there would be limited visibility of the extension from public viewpoints (limited to the cul-de-sac which the house backs onto), and it appears that the large side window

would not be visible from any public viewpoints. As such, it is not considered that the extension would result in particular harm to the street scene or the character of the local area, and as such it is considered that it would be acceptable in design terms.

The addition of the proposed two storey side extension also presents an acceptable addition at this location. The extension will remain subservient to the main dwelling with a ridge height below that of the original property. Additional design features such as the front dormer with a dual pitched roof will also compliment the design of the property.

The High Peak Residential Design Guide describes how works completed to a property should harmonise with what exists presently. It suggests that the best way to comply with this is to build using the same materials as the original property. The proposed plans seek to achieve this and will also be secured by way of a condition.

Amenity

Local Plan Policy EQ6 requires that all development achieves a satisfactory relationship with adjacent properties. It must 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.

With regards to overlooking, the proposed fenestration placement must be assessed against its immediate context and the existing arrangement. The proposed two storey side extension seeks fenestration at first floor front and rear serving habitable room windows. Additional secondary windows are proposed to the side of this extension at first floor also. These are not considered to have any amenity impact since they will replicate the existing arrangement in line with existing first floor fenestration.

The proposed two storey side extension will feature a side elevation approximately 20m from the nearest property on Hunters Lane to the north of the application site, just below the Council's 21m privacy distance. This proposed relationship is considered acceptable and will maintain a satisfactory level of amenity for neighbouring occupants over the existing arrangement. However the inclusion of two first floor side facing windows, serving a bedroom/cinema will be able to overlook into the rear garden of number 1 and therefore it is recommended that obscure glazing be secured.

The front gables would not project significantly beyond the existing front elevation of the house and would not give rise to any impacts in terms of visual intrusion or overshadowing to the immediately adjacent neighbours at no 182, and all other nearby buildings are at a sufficient distance to be unaffected.

The rear extension would have a height of around 3.3m near to the boundary with no 182, would project around 4.1m beyond the rear elevation the neighbouring house, and would be set around 4.4m from the shared boundary. The neighbouring house has no side-facing windows which would be impacted by the extension.

Alterations to the rear garden including a raised platform some 0.35m in height as previously considered by the previous approval at this location remain acceptable. The placement of this feature will not afford an undue level of overlooking to neighbouring occupants.

In conclusion the proposal would have no overbearing impacts or loss of amenity on surrounding neighbouring occupiers over the existing arrangement.

Highway Safety

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. The Highway Officer's comments are noted and the proposed parking arrangements are considered acceptable, subject to the suggested conditions, and therefore to accords with policy CF6.

CONCLUSION / PLANNING BALANCE

Overall, this planning application is considered to represent an appropriate form of development in this location. The design is considered to be both subservient and complementary given the use of form, scale and materials. There are not considered to be any negative impacts on the amenity of neighbours or future residents. As such the application is recommended for approval subject to the conditions previously mentioned.

OFFICER RECOMMENDATION : **Approve subject to conditions**

Case Officer: John Van Eker

Recommendation Date: 15/03/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council