

DELEGATED DECISION REPORT

HPK/2022/0514
VALID 30/11/2022

33, TURNLEE DRIVE,
GLOSSOP, DERBYSHIRE,
SK13 6XA

TWO STOREY EXTENSION TO
THE SIDE ELEVATION (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety
- Impact on Trees

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 semi-detached dwelling located at the end of a cul-de-sac. The surrounding area is predominantly residential comprising two storey, semi-detached and terraced properties. The site is accessed off Turnlee Drive, with off street parking to the front of the dwelling and attached flat roof garage to side. Trees adjacent to the site are covered by an area TPO.

PROPOSAL

This application seeks permission for the removal of the existing flat roof side projection and erection of a two storey side extension on the same footprint. The extension would have a total width of 3.67m and depth of 7.54m. The extension would be L-shaped with a partial two storey set back. The eaves height would match existing while the ridge height from the dwelling would be slightly below existing, with a further step down to the side.

The extension would provide an additional bedroom at first floor to create a 4-bedroom dwelling. A dressing room and en-suite are also proposed at first floor. Ground floor accommodation would include an extended kitchen, utility and study.

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

EQ9 Trees, Woodland and hedgerows

Supplementary Planning Guidance/Documents

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

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/8860 – Proposed Construction of Garage - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 16/01/23
Neighbour consultation period ends: 02/01/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

DCC Highways

No highway safety comments to make

DCC Countryside Officer

I am satisfied by the information contained within the Arb Report and Method statement and ask that adherence to the prescriptions within them, with regard to the protection of trees, is made a condition of planning consent, should it be granted.

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, whether any amenity issues would arise, whether there would be an impact upon highway safety, and the impact upon trees.

Design Considerations

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.

The High Peak Design Guide (2018), at paragraph 5.5 states that, *“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”*.

The High Peak Residential Design SPD (2005), at 9.0 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”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*.

The proposed development would result in the removal of the existing flat roof side garage extension and its replacement with a two storey side extension. The extension would follow the application site boundary line, and as such would be L-shaped, as is the existing single storey extension. The extension would have a very minor set back and step down from the existing two storey dwelling. The limited step back may be sufficient to ensure appropriate tying in of materials but does not necessarily achieve a great degree of subservience. Notwithstanding this, in terms of its width the proposed extension would appear proportionate to the host dwelling and is sufficient to ensure that the host dwelling would remain the dominant element.

It is considered that the overall form of the extension is appropriate with its design features and roof pitch/design matching the host dwelling. Furthermore, the position, design and proportions of the proposed openings are considered to be appropriate. Overall the design is appropriate for the host dwelling.

The application site is located at the end of a cul-de-sac, and is semi-detached. The surrounding area comprises groups of two storey dwellings of similar design including semi-detached, and groups of terraced dwellings. There are similar

extensions within the area and the proposal would not appear unduly out of character in this regard. While a blank flank elevation is proposed it is considered that the proposed secondary set back helps to break up the mass of the elevation.

The scheme proposes materials to match which is considered to be appropriate.

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 detached semi-detached property. The proposed extension projects solely to the side of the dwelling, and as such would not affect the amenity for occupants of the semi-detached pairing (No.31). The terraced group of 35-41 is sited perpendicular to the application site, and as such faces towards the side of the property. The proposed extension would bring development closer to these dwellings at first floor level. These properties would be 14m from the application site, which is sufficient to ensure that the outlook for these properties would not be unduly affected while the development would not be overbearing or result in an unacceptable loss of light to these properties.

Principal openings are proposed to the front and rear elevations and as such would face over the public highway to the front and private amenity space to the rear as existing. Properties on the opposite side of the road are at a distance of 23m, which complies with the Council's privacy distance of 21m. No undue loss of privacy or overlooking would arise from the proposals.

Highway Safety

The proposal would result in the loss of a parking space within the garage, and results in an uplift of bedrooms at the site from 3 to 4 bedrooms. The front curtilage includes a small driveway, for one vehicle and a grassed area. There would be scope to increase off street parking at the site to mitigate the uplift of bedroom numbers. This could be secured by condition. There are no objections from DCC Highways in this regard.

Impact on Trees

The site is whitewashed within an Area TPO and as such the trees within the area are protected. The application has been supported by a tree survey, as required, which identifies 4 trees adjacent to the site which may be affected by the development, 3 beyond the rear boundary and 1 within the roadside verge. The proposed extension is clear of the RPA's and also the crown spread of these trees and as such the development itself would not affect trees and does not require any works to the trees to deliver the development.

The submitted Method Statement identifies a number of measures to ensure that these trees would be protected during construction. This includes the installation of

tree protection fencing amongst others. No objections have been received by the DCC Countryside Officer 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: 14/03/23

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council