

DELEGATED DECISION REPORT

HPK/2023/0041
Valid 03/02/2023

2 SHIREBROOK DRIVE
GLOSSOP

PROPOSED REPLACEMENT
OF EXISTING
CONSERVATORY AND SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

2 Shirebrook Drive is a red/brown brick semi-detached bungalow located within the Glossop built-up area boundary. The property has a driveway which can accommodate 2 cars, with a detached garage which could provide accommodation for a 3rd car.

There is a conservatory to the rear of the dwellinghouse which opens onto a patio, with steps leading down to a small garden area. On the far side of the garage and driveway is a further garden/grassed area.

The curtilage has 1.8 meters fencing around the property, with some soft landscaping adding privacy in places.

PROPOSAL

Planning permission is sought for the removal of the existing conservatory to replace this with a rear and side extension. This extension will enlarge the existing second bedroom and add a third bedroom. This will also reposition and enlarge the kitchen and lounge.

Where the existing conservatory extensions 3.50 meters from the original rear wall of the dwelling house the proposed extension will extend 3.64 meters from the rear wall. The proposed extension will also extend 3.05 meters from the existing side wall and be set nearly 6m back from the front wall. The extension will have 2 dual pitched roof, meeting side by side. The rear of the extension will have 2 large glazed windows/doors providing a view of the rear garden. To the side will be a small window serving a bathroom and to the front a small window providing light to the second bedroom.

The extension will be of brick to match the host dwelling with grey tiles to match.

The existing detached garage will be retained, however it will be relocated to the north of the application site.

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 well-designed places

Design Guide 2018
Residential Design Guide 2005

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/6378 – Residential Development APPROVED
HPK/0002/1575 – Revised access APPROVED
HPK/2004/0524 – Rear conservatory APPROVED 15/07/2004

CONSULTATIONS

Publicity

Site Notice expiry date: 08/03/2023
Neighbour consultation period ends: 01/03/2023
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

It is considered that the application will have no highway impact and on that basis there are no highway objections to the application.

OFFICER COMMENTS

Principle of Development

LP Policy S 2 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 Design Guide (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.”

The proposed extension is to be constructed of materials to match the host dwelling house, with dual pitched roofs to complement and mimic its pitched roof. From the street elevation only a small portion of the extension will be seen, which will have a small window and pitched roof. Given the set back of this element, although visible it is not considered to be a harmful addition in the street scene. This will be an improvement on the current flat roofed garage which is visible from the street. The garage will be moved to the northern part of the curtilage and will be less visible from the main vantage points.

From the rear the proposed extension will complement the dwelling and be a general improvement upon the existing conservatory. Overall the proposed development will not harm the character of the host dwelling or the wider street scene, and therefore complies with Policy EQ6 and the relevant SPD.

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.

The proposed extension would replace the existing conservatory. To the side elevation it is not proposed to install any windows. As such there would be less overlooking than with the existing conservatory to no. 4 Shirebrook. The neighbouring property is protected from overlooking and overshadowing by a tall fence boundary treatment and a shed which comes up to the boundary with no.2.

The proposed extension extends 0.64 meters further than the existing conservatory. This will not create any increase in overshadowing than the existing conservatory.

To the northern side of the proposed extension the side wall will be approximately 13 meters away from the rear elevation of 12 Furness Close. However the side window on this elevation will serve a bathroom, which is not considered to be a non habitable room.

To the rear the proposed rear windows will overlook the rear garden of 17 Hillwood Drive. However, there will be a similar level of overlooking as currently existing due to the nature of the glazed conservatory. As such it is considered that the development would have no greater impact on the amenities of this neighbouring property than the present situation.

In terms of the repositioned garage, it would be located close to the boundary with numbers 10 and 12 Furness Close. However the maximum height of the garage is 2.2m, just above the permitted height of a fence at 2m which could be erected. As such this would not harm the amenities of these neighbours.

Overall the proposed development would not harm the amenities for the surrounding neighbours and therefore meets the terms of policy EQ6.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1. Appendix 1 states that a 3 bedroom property needs a minimum of 2 off-street parking spaces.

The proposed extension will add a third bedroom to the property. The application site benefits from a long driveway, which can currently accommodate 2 vehicles. A parking plan has been submitted demonstrating that following the completed extension the driveway should be able to accommodate a vehicle parking in front of the extension, with one parked next to the extension.

DCC highways have not objected to the proposed application and it is considered that the driveway can accommodate 2 vehicles following the completed works. As such it is considered that the proposed extension is acceptable on highway safety grounds.

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 : APPROVAL

Case Officer: Rachel Robinson

Recommendation Date: 30th March 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council