Design, Access and Heritage Statement

March 2023

Re-submission of HPK/2022/0266 - Conversion of existing outbuildings to form extension to existing dwelling and conversion of dwelling to HMO at

17a Freetown, Glossop, High Peak SK13 8NH

- **Applicant**
  Adam Corbally

- **Planning Authority**
  High Peak Borough Council

- **Proposal**
  Re-submission of HPK/2022/0266 - *Conversion of existing outbuildings to form extension to existing dwelling and conversion of dwelling (Class C3) to HMO (Class C4)*

- **Location**
  17 Freetown, Glossop, High Peak SK13 8NH

- **Agent**
  Simon Jones BSc (Hons), MRICS
  SJ Design Limited (Chartered Building Surveyors)
  The Old Co-Op Building
  Church Street
  Hayfield
  High Peak
  SK22 2JE

Contents

1.00 Background 3
2.00 The Proposal 5
3.00 Design 5
4.00 Comment on the previously refused HPK/2022/0266 7
5.00 Comment on the previously refused HPK/2010/0223 10
6.00 Amenity 12
7.00 Planning Policy 14
Principle of Development 14
8.00 Access 15
9.00 Heritage and Conservation 16
10.00 Conclusions 17

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1.00 Background

This application is a re-submission of HPK/2022/0266 which was refused on 4th November 2022.

The property lies within the Built up Area Boundary and not within a Conservation Area. The site area is 323m2. The site is fairly level and there are no major trees on site.

The property currently functions as a 1 bedroom flat at ground level (#17) which is accessed from the southwest (front) elevation. This part of the property has no external garden/amenity space.

At first floor level the property currently functions as a separate 2 bedroom flat (#17a) with a small kitchen area at ground level and is accessed from the side (northwest) elevation at ground level via a gated access off Wood Street to the northwest.

There are 2Nr outbuildings to the rear of the property.

Figure 1 shows the existing outbuildings and, as is clear, the buildings in their current form do not positively contribute to the immediate or wider area.



Figure 1: The outbuildings viewed from Wood Street (westerly)

Figure 2 shows the existing floor plans.



Figure 2: Existing Floor Plans

Figure 3 shows the existing elevations.

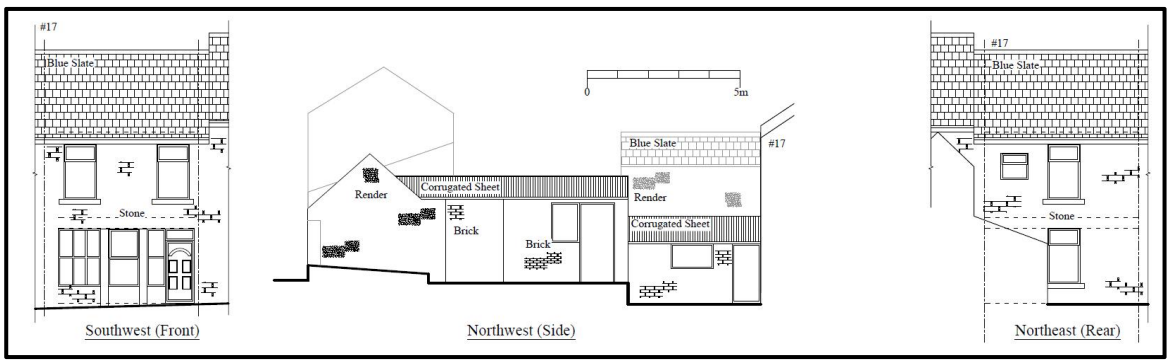

Figure 3: Existing Elevations

2.00 The Proposal

This application seeks consent to convert the existing 2Nr outbuildings to form an extension to the existing dwelling (#17a) and conversion of the extended dwelling (Class C3) to HMO (Class C4).

Figure 4 shows the proposed floor plans.

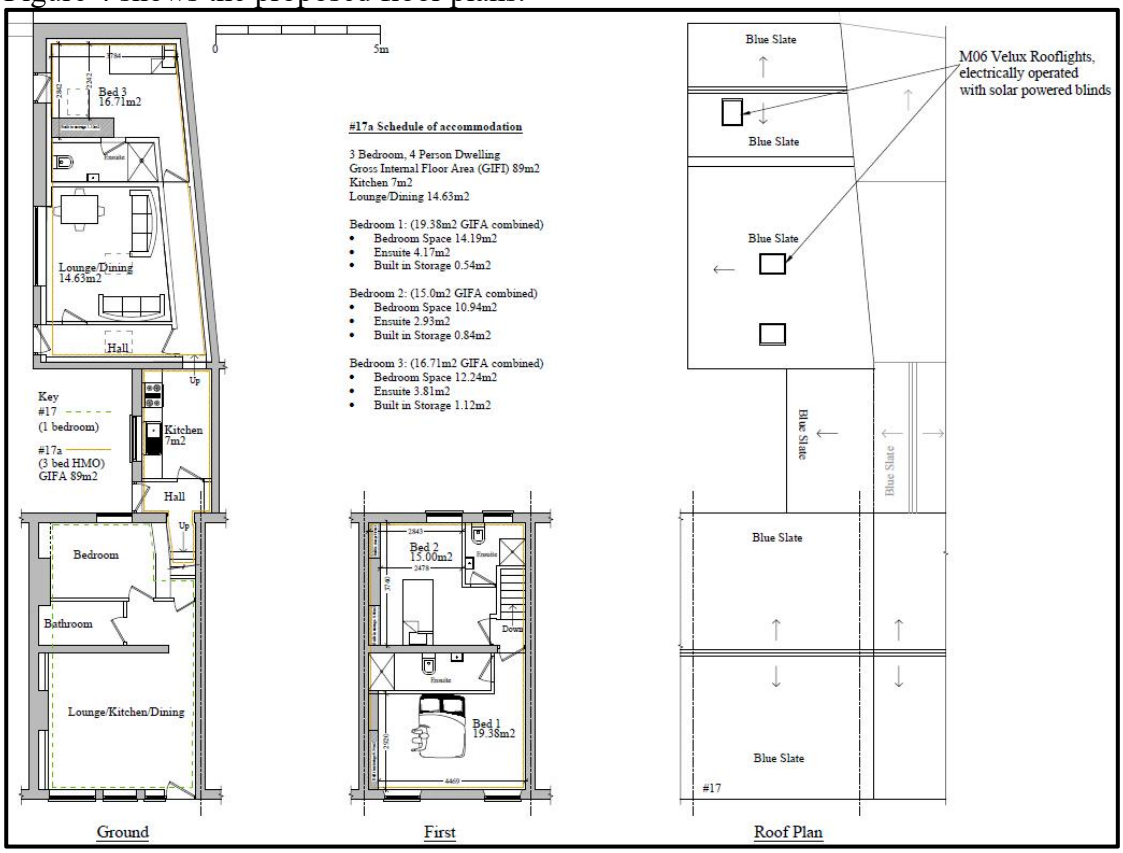

Figure 4: Proposed Floor Plans

Figure 5 shows the proposed elevations.

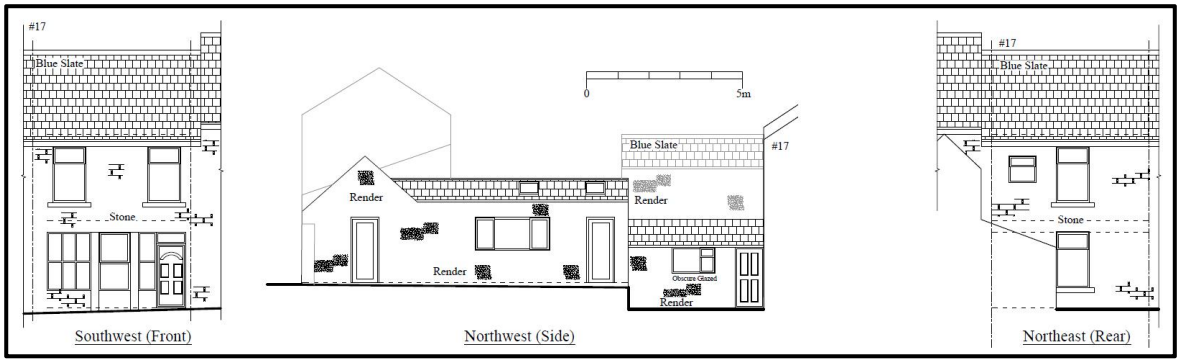

Figure 5: Proposed Elevations

3.00 Design

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The proposals require the conversion of the existing outbuildings. The conversion of the outbuildings represents an opportunity to improve the aesthetics of the immediate and wider area.

The proposed outbuildings currently have corrugated sheet roofs and rough render/brick walls. Following the conversion the roofs will be blue slate and the walls rendered.

4.00 Comment on the previously refused HPK/2022/0266

This application was determined on 04th November 2022. The application description was as follows:

> *'Change of use - Conversion of existing outbuildings to form extension to existing dwelling and conversion of dwelling from Class C3 to HMO (Class C4.'*

The reason for refusal was as follows:

> *'The introduction of 2no. bedrooms within the converted outbuildings and creation of a 4no. bedroom HMO, by virtue of: its cramped substandard form, that has a total floor area that falls significantly below the minimum required by Nationally Described Space Standards; no communal area for occupiers to eat, relax or socialise; a substandard kitchen area to serve the number of occupants; poor outlook and reduced amount of natural sunlight experienced from habitable windows serving the 2no. new bedrooms owing to the erection of a 2m high close boarded boundary fence; would, both individually and cumulatively, result in an unacceptable standard of residential amenity for future occupiers, contrary to Local Plan Policies H3 and EQ6, the Residential Design Guide SPD (2005), and relevant paragraphs under Chapter 12 of the NPPF '*

The following deals specifically with these reasons for refusal:

'Cramped and substandard form which has a floor area that falls significantly below the Nationally Described Space Standard the minimum'.

- The refused application HPK/2022/0266 had 4Nr bedrooms, the current proposal has 3Nr bedrooms.
- The converted outbuildings now have 1Nr bedroom and 1Nr lounge/dining room.
- The schedule of accommodation for the current proposal is as follows:

3 Bedroom, 4 Person Dwelling
Gross Internal Floor Area (GIFI) 89m2
Kitchen 7m2
Lounge/Dining 14.63m2

Bedroom 1 (double room): (19.38m2 GIFA combined)

- Bedroom Space 14.19m2. This exceeds the NDSS requirement of 11.5m2 and exceeds the minimum width requirement of 2.75m.
- Ensuite 4.17m2
- Built in Storage 0.54m2

Bedroom 2 (single room): (15.0m2 GIFA combined)

- Bedroom Space 10.94m2. This exceeds the NDSS requirement of 7.5m2 and exceeds the minimum width requirement of 2.15m.
- Ensuite 2.93m2
- Built in Storage 0.84m2

Bedroom 3 (single room): (16.71m2 GIFA combined)

- Bedroom Space 12.24m2. This exceeds the NDSS requirement of 7.5m2 and exceeds the minimum width requirement of 2.15m.
- Ensuite 3.81m2
- Built in Storage 1.12m2

The accommodation meets the criteria for a two storey, 3 bedroom 4 person dwelling as set out in The Nationally Described Space Standard (NDSS), a copy of which is submitted with this application.

'no communal area for occupiers to eat, relax or socialise; a substandard kitchen area to serve the number of occupants'

- The proposal now contains a large lounge/dining area with a floor area of 14.63m2 for occupants to eat, relax and socialise. There is no specific guidance in the NDSS for the size of a lounge/dining area. However, Pages 15 and 16 of the 'Guidance on Standards for Houses in Multiple Occupation', published by High Peak Borough Council in October 2018, advises that a 5 person 'shared house' should have a living/dining room of 11.5m2. The current proposal exceeds this requirement by 3.13m2. A copy of the 'Guidance on Standards for Houses in Multiple Occupation' is submitted with this application.

- The proposal contains a kitchen with a floor area of 7m2 (the same as the existing dwelling). There is no specific guidance in the NDSS for the size of a kitchen. However, Page 15 of the 'Guidance on Standards for Houses in Multiple Occupation' advises that a 5 person 'shared house' should have a kitchen of 7m2. The current proposal meets this requirement.

To summarise this section, the current proposals provide ample communal/kitchen space for the occupants to eat, relax and socialise which meets or exceeds High Peak Borough Council's published guidance.

'poor outlook and reduced amount of natural sunlight experienced from habitable windows serving the 2no. new bedrooms owing to the erection of a 2m high close boarded boundary fence; would, both individually and cumulatively, result in an unacceptable standard of residential amenity for future occupiers, contrary to Local Plan Policies H3 and EQ6, the Residential Design Guide SPD (2005), and relevant paragraphs under Chapter 12 of the NPPF'

- These reasons for refusal are more subjective than those dealt with previously.

- The converted outbuildings now have 1Nr bedroom and 1Nr lounge/dining room looking onto the 2m high close boarded fence.

- The applicant would consider an alternative form of boundary treatment to the 2m high close boarded fence or no boundary treatment at all. The applicant would be willing to enter dialogue with HPBC to find an acceptable solution. However, an outlook onto timber fencing would be a common situation for new housing developments and this situation is no different.

- Specific technical guidance for the provision of natural light in habitable rooms for England and Wales does not appear to be available. The Scottish Technical Handbook for domestic buildings does, however, describe a recommendation to provide a minimum of natural light in section 3.16. Every habitable room should have glazing, that will let in daylight, which has an area equivalent to 1/15th of the room's floor area or 1/15th of the combined floor area of an extension to an existing room. The rooms in question here are Bedroom 3 and the Lounge/Dining room:
    - Bedroom 3
        - Floor area = 12.24m (so 12.24/15 = 0.816m2 of glazing required)
        - Glazing area = 1.8m2. This exceeds the required amount.
    - Lounge/Dining
        - Floor area = 14.63m (so 14.63/15 = 0.975m2 of glazing required)
        - Glazing area = 1.99m2. This exceeds the required amount.

To summarise section 4: based on the analysis set out above, it can be concluded that the proposed change of use and creation of a 3no. bedroom HMO results in a good quality residential development which provides a valuable form of affordable housing.

This residential development exceeds the minimum standards for this size of property and occupation within the NDSS and provides ample communal space for individual tenants to relax, socialise and eat.

The provision of a 2m high close boarded fence, which could be positioned anywhere within the owners garden space or removed completely, would not lead to an unacceptable quality of outlook for occupiers of Bedroom 3 or the Lounge/Dining spaces.

This development would, for these reasons set out above, lead to a good quality residential development with a good standard of amenity for future occupiers of the HMO, in line with Local Plan Policies H3 and EQ6, and paragraph 130 of the NPPF.

5.00 Comment on the previously refused HPK/2010/0223

This previous refusal determined on 21st June 2010 (HPK/2010/0223) on site for the conversion of the outbuildings to a single dwelling house cited the following as a reason for refusal:

> *'The development by reason of its position and design would appear incongruous; out of character with the existing pattern of development in the area and detrimental to the character and appearance of the street scene.'*

The following deals specifically with these reasons for refusal:

- 'Position and Design'.
  - The position of the converted outbuildings is unchanged as is the building's relationship with the adjacent properties.
  - The conversion of the dilapidated buildings would greatly improve the aesthetics of the buildings:
    - the existing corrugated sheet roofs would be replaced with blue slate to match the surrounding properties;
    - the existing brickwork, which is in poor condition in places, would be rendered to match the outrigger of #19 Freetown.
  - The existing garden/amenity space for #17a will be improved as part of the proposed landscaping plan.

- 'Out of character with the existing pattern of development in the area'.
  - The actual pattern of development in terms of the mass and scale of existing structures is unchanged.
  - The pattern of development in terms of how the conversion and change of use of the existing ancillary buildings relates to human activities: the HMO created provides a type of affordable housing in a way that promotes a more sustainable pattern of development.
  - The development is well related with the existing pattern of development and surrounding land uses, which are predominantly residential, and is of an appropriate scale for the site and locality

- 'Detrimental to the character and appearance of the street scene'
  - The existing outbuildings can only be seen from Wood Street as shown in Figures 1, 6 and 7.
  - Figure 1 demonstrates that the existing and retained dry stone wall partially masks the outbuildings when viewed from north westerly parts of Wood Street and the adjacent recreation ground.
  - Figure 7 shows the outbuildings viewed from Wood Street directly to the west. This small section of Wood Street, adjacent the site, is the only location where the site can be seen clearly from off site: this is 'the street scene'. The aesthetic improvements to the existing out buildings will enhance the character and appearance of the street scene and not be detrimental to it.



Figure 6: The outbuildings viewed from Wood Street (north westerly)



Figure 7: The outbuildings viewed from Wood Street (westerly)

6.00 Amenity

The 2016 Local Plan seek to ensure that new residential development will not create unacceptable loss or suffer from unacceptable levels of privacy or general amenity. Careful consideration needs to be given to the design, orientation and siting of new development to ensure that the occupiers have a satisfactory level of amenity and does not result in a loss of amenity to occupiers of the adjacent properties.

The amenity issues raised during HPK/2022/0266 have been dealt with in detail in Section 4 above.

The previous refusal (HPK/2010/0223) on site for the conversion of the outbuildings to a single dwelling house cited the following as a reason for refusal:

> *'The dwelling by reason of its position in relation to existing neighbouring residential development would suffer from an unsatisfactory level of privacy and amenity whilst impinging upon the existing privacy and residential amenities enjoyed by neighbouring residents'*

Figure 8 shows the existing block plan of the site. It is evident that the rear windows of numbers 9, 11, 13 and 15 directly overlook the garden/amenity space to the rear of #17a. Furthermore, the rear window of #15 and kitchen window of #17a are in close proximity of each other.

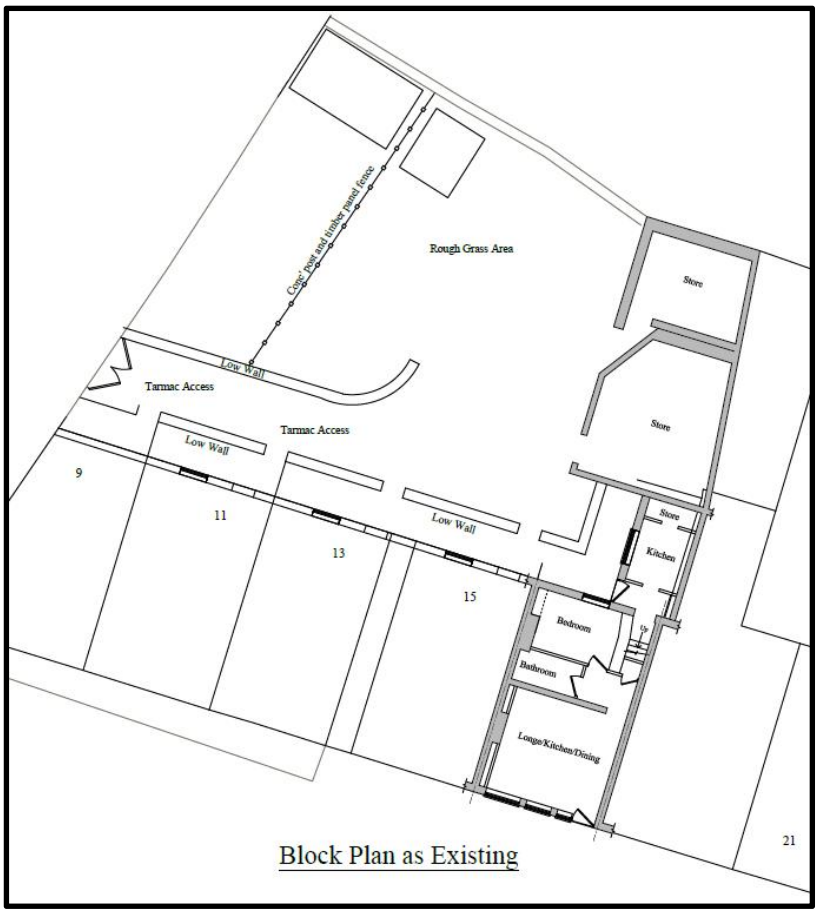

Figure 8: Block Plan as Existing

It is evident, from figure 9, that the existing amenity arrangements between the rear window of #15 and kitchen window of #17a are unchanged as is the amenity between numbers 9, 11, 13 and 15 and the residents of the extended #17a.

This demonstrates that the new development will not create unacceptable loss or suffer from unacceptable levels of privacy or general amenity.

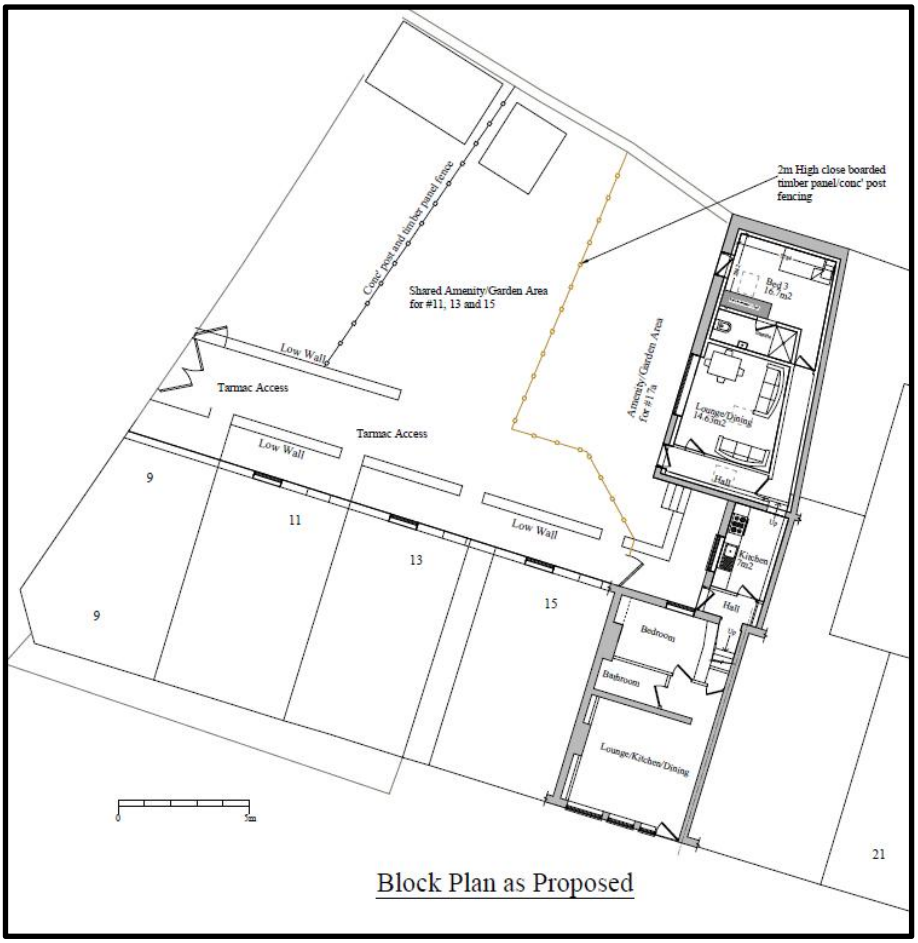

Figure 9: Block Plan as Proposed

The provision of a 2m high close boarded fence, which could be positioned anywhere within the owners garden space, or removed completely, would not lead to an unacceptable quality of outlook for occupiers of Bedroom 3 or the Lounge/Dining spaces.

This development would, for these reasons set out above, lead to a good quality residential development with a good standard of amenity for future occupiers of the HMO, in line with Local Plan Policies H3 and EQ6, and paragraph 130 of the NPPF.

7.00 Planning Policy

The site lies within the Built up Area Boundary and does not lie within a conservation area.

Relevant planning policy considered includes:

High Peak Local Plan 2016
S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
H1 Location of Housing Development
H3 New Housing Development
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Documents
Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework 2021
Achieving Sustainable Development Chapter 2
Delivering a Sufficient Supply of Homes Chapter 5
Promoting Sustainable Transport Chapter 9
Achieving Well Designed Places Chapter 12

Principle of Development
The National Planning Policy Framework makes it clear that housing applications should be considered 'in the context of the presumption in favour of sustainable development'.

Paragraph 14 of the NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan they should be approved without delay.

The proposals to create a House in Multiple Occupation would not require the provision of affordable housing. However, HMO's do provide a valuable form of housing catering to a specific housing need. Thus the proposals are a positive contribution in both social and economic terms.

The proposed development would constitute sustainable development identified in the Framework satisfying the 3 dimensions - social; economic and environmental.

8.00 Access

Access is provided to the property via the existing access arrangements.

No off road parking is available for the property.

The property has excellent access to, and is in close proximity to regular bus and rail services from Glossop. These services in turn provide a link to surrounding villages, towns and cities and to the national railway network. The site is within easy access distance of a main trunk road and motorway links.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

The site would provide secure cycle storage for its occupants.

9.00 Heritage and Conservation

The does not lie within a conservation area and no heritage assets are affected by the proposals.

10.00 Conclusions

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

This application seeks consent to convert the existing 2Nr outbuildings to form an extension to the existing dwelling (#17a) and conversion of the extended dwelling (Class C3) to HMO (Class C4).

The creation of the HMO would make a positive contribution to the overall housing stock in Glossop, and provide a valuable form of affordable housing, which should be given weight in the overall planning balance regardless of whether the Council can demonstrate a 5 year supply of deliverable housing.

As stated in the delegated report of HPK/2022/0266, the general principle of housing development on this site is acceptable given its sustainable location within the built-up area boundary of a Market Town within walking distance of the town centre, that is not constrained by any statutory designations.

This development would, for these reasons set out above, lead to a good quality residential development with a good standard of amenity for future occupiers of the HMO, in line with Local Plan Policies H3 and EQ6, and paragraph 130 of the NPPF.

We would therefore urge High Peak Borough Council, in accordance with Local Policy and the National Planning Policy Framework, to grant permission for this application.