

DELEGATED DECISION REPORT

HPK/2023/0095
Valid 13/03/2023

AVENING ADDERLEY
PLACE
DINTING
GLOSSOP

PROPOSED DETACHED
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

'Avening' is a detached bungalow of stone and slate. The application site benefits from having an ample curtilage, comprising of a large drive way which can accommodate 5 vehicles comfortably. To the west of the dwelling is a detached garage which has planning approval to be converted into living accommodation. To the rear of the site is the recently built detached dwelling of 'Woodside View'.

The application site is at the end of an unadopted road, which is also a public footpath linking Simmondley Lane to Adderley Road and Dinting Vale. The road serves a small number of properties, as well as a Scout Hut.

Land to the north and east of the site, known as 'Land At Dinting Vale' is allocated for new housing development under Policy DS4 of the Local Plan.

PROPOSAL

Planning permission is sought for a single storey detached garage, to be located to the east of the bungalow. The proposed garage will be 4.100 m wide with a depth of 10.57m and a total height of 4.16m. this will provide space for 2 cars to be parked within.

The garage will be dual pitched roof with an end gable at both the front and rear elevations. The front elevation is a stone end gable with garage door. The side and rear elevations will be rendered. The east facing elevation and rear elevation will be blank, with no fenestrations. The west elevation, facing the bungalow will have 3 small windows and one personal door.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/8889 – single storey side extension APPROVED 26/04/2000

HPK/2013/006 – Proposed change of garage to living accommodation and alterations to existing layout. Repositioning of existing conservatory and conversion of existing roof space including addition of 2 new dormer windows and roof lights to rear of main roof APPROVED 02/04/2013

HPK/2020/0420 – Proposed conversion of existing garage/workshop into annexed living accommodation on the ground floor with studio above. APPROVED 04/12/2020

NMA/2023/0005 – Non material amendment in relation to HPK/2020/0420 PENDING

CONSULTATIONS

Publicity

Site Notice expiry date: 13/04/2023
Neighbour consultation period ends: 05/04/2023
Press Advert: N/A

Public Comments

Objection (0)
Neither (0)
Support (1)

- The proposed planning application will make no difference to our property or the surrounding area

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No Objections

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which 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 High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposed single storey garage will sit inline with the principle elevation of the existing annexe (former garage), and inline with the bay window on 'Avening'. AS such the proposed garage is not considered to site 'in front' of the principle elevation of 'Avening' but rather sites inline with its forward most elements. Typically it is discouraged for outbuilding to sit in front of the host dwellings principle elevation in any form. However in this case it is felt to be in line with the existing outbuilding, demonstrating the design to be acceptable in this circumstance.

The proposed garage will be finished with natural stone and grey render to match that of the existing annexe/former garage. As such the proposed garage I considered acceptable in terms of design.

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.

Due to the position of the proposed garage it will not impact upon the amenity of any of the neighbouring dwelling houses. It is considered to be a sufficient distance from all surrounding properties.

Highway Safety

LP Policy EQ 6 states that all development should be easy to move through, incorporating integrated car parking, pedestrian routes, and, where appropriate, cycle routes and facilities.

The application site, already has sufficient parking provision for its own needs. The proposed garage will add a further two parking spaces to the property, without create further need for parking. As such the proposal is considered acceptable in regards to highway safety.

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 : Approve

Case Officer: Rachel Robinson

Recommendation Date: 25th April 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council