

DELEGATED DECISION REPORT

HPK/2023/0125
Valid 30/03/2023

12 ARUNDEL GRANGE
SIMMONDLEY
GLOSSOP

CONVERSION OF EXISTING
INTEGRAL GARAGE TO
HABITABLE
ACCOMMODATION WITH NEW
BAY WINDOW TO FORMER
VEHICULAR DOOR OPENING;
FORMATION OF NEW
DRAUGHT LOBBY TO FRONT
ELEVATION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

12 Arundel Grange is a 4-bedroom detached dwellinghouse of brick, with concrete tiles. The property has an existing bay window and integral garage. To the front of the property is a driveway which could accommodate 1 vehicles and an area of grass.

Arundel Grange is a cul-de-sac with a distinctly modern character. The street scene is made up of a number of detached dwellings all of a similar size and style.

PROPOSAL

Planning permission is sought to convert the integral garage. It is proposed to remove the existing garage door and install a bay style window to match the existing bay window on the front of the dwelling. The converted garage is to be used as a study space. The space below the proposed bay window will be of brick to match the host dwelling.

It is further proposed to build a drought lobby, porch style structure in front of the existing front door. this will utilise the existing roof canopy structure which currently runs over the garage, and existing bay window. The drought lobby will be constructed of brick to match the host dwelling. There will be a small step up into the lobby, constructed of brick to match.

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 (SPD) 2005

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/4840 - Erection Of 20 Houses APPROVED 03/02/1987
HPK/0002/7335 - First Floor Extension Over Garage APPROVED 29/11/1988
HPK/0003/0544 - Erection Of Rear Conservatory APPROVED 30/05/1991

CONSULTATIONS

Publicity

Site Notice expiry date: 04/05/2023
Neighbour consultation period ends: 26/04/2023
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make.

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 for Glossop. Therefore, the principle of the development is acceptable subject to consideration of the following policies and material considerations.

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 (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 design emulates the character of the host building. The proposed bay window copies the properties and style of the existing bay window on the property. Furthermore, the neighbouring properties at numbers 14, 10 and 8 have also converted their garage in a similar style, incorporating a bay window to the front elevation.

It is also proposed to build a porch/drought lobby. This porch will sit back from the principle elevation of the existing garage, rather than sitting in line with or protruding in front of the principle elevation. This allows the porch structure to look subordinate in relation to the host building. A similar porch has been constructed at neighbouring property no.14. As such the proposed porch and garage will not harm the character of the street scene. They will emulate the design and character found elsewhere within streetscape and will not detract from the character of the host dwelling.

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 not 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 porch and garage conversion will not extend the building beyond the existing front roof canopy. As such the proposed porch extension and garage conversion will not lead to overshadowing in regards to neighbouring properties.

The proposed new bay window will face on to the street. Opposite the application site is no. 21. Between no. 21 and no. 12 is an amenity area which is occupied by mature trees and bushes. These bushes, combined with a closed board fencing surrounding this neighbour and a separation distance of over 30m provides adequate screening to no. 21. As such the amenity of no. 21 is protected by existing screening measures.

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 includes the proposed parking provision based on an assessment of the parking needs of the development. Guidance on parking is given in Appendix 1 of the Local Plan. Appendix 1 states that a 4 bedroom dwelling should have 3 off-street parking spaces.

This application does not propose to increase the number of bedrooms at no.12 Arundel Grange. However, it is proposed to remove the existing garage parking area.

The proposed site plan included with this application demonstrates that 3 cars could fit within the curtilage. The property has 4 bedrooms, which requires a minimum of 2 car parking spaces. As such the proposed provision for a total of 3 driveway spaces will provide the recommended amount of parking for a dwelling of this size and will be secured by an appropriate planning condition. As such there are no highway safety concerns.

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: 4th May 2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council