

DELEGATED DECISION REPORT

HPK/2023/0138
Valid 11/04/2023

39 APPLETON DRIVE
GLOSSOP

TWO STOREY EXTENSION TO
THE SIDE ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

No. 39 Appleton Drive is a semi-detached dwellinghouse of brick with concrete tiles. The existing property is a 3 bedroom property with a driveway which can accommodate off-street parking for 3 vehicles.

PROPOSAL

Planning permission is sought for a 2 storey side extension which will create a new 3rd bedroom, with the previous third bedroom being transformed into a dressing room, only accessible via the existing second bedroom. On the ground floor the existing kitchen will be enlarged and a study created.

At ground floor level the proposed extension will line up with the front elevation of the existing porch. At first floor level the proposed extension will be set back from the existing front elevation, with the ridgeline lowered. The proposed windows will proportionally and stylistically match those of the existing dwellinghouse.

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

Design Guide 2018

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/6374 – Residential Development – Plots 149 – 240 APPROVED

HPK/0001/6816 – Proposed road Layout- residential development APPROVED

HPK/0001/7379 – Erection of Dwelling houses (14 detached houses and 38 semi-detached houses) Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 02/06/2023

Neighbour consultation period ends: 10/05/2023

Press Advert: N/A

Public Comments

Support (0)

Neither (0)

Objection (1)

- Objection regarding loss of light to existing side window on no. 37 Appleton Drive

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

LP Policy S2 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 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 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 ground floor portion of the proposed extensions will sit flush with the existing porch. The first floor portion will sit back from the existing principal elevation. The proposed ridge line will sit below that of the host dwelling. While it would be preferable for the ground floor elements of the proposed extension to sit back from the principle elevation the overall appearance allows the extension to appear subordinate to the host dwelling in line with SPD guidance. It is noted that there re a number of other properties in the street scene which have extended to the side in a similar manner.

Furthermore the proposed windows have vertical glazing bars, matching those of the host dwelling, providing harmony within the design.

Overall the extension would compliment the character of the dwelling and would not harm the visual appearance of the street scene.

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.

Neighbouring property no.37 has a single storey side and rear extension approved in 2008 (HPK/2008/0656). The rear extension on no. 37 means that the proposed side extension will not lead to any loss of light or having an overbearing impact no. 37. The ground floor element of the proposed extension will be in line with the existing

porch. This will sit forward of no. 37, however it will only overshadow by 33 degrees. This is below the 45 degree boundary for loss of light.

Concerns have been raised regarding loss of light to an existing side window to 37. The HPK/2008/0656 approved plans show this window to serve a landing area. Landings are not considered to be area where large quantities of time are spent. They are typically used for moving between rooms of occupation. Therefore although there will be some loss of light will occur to this window is not considered to be significant and would not cause a detrimental impact upon neighbouring amenity.

The windows to the front of the proposed side extension will be located approximately 15 M from the side elevation of no. 20 Appleton Drive. On this side elevation is a porch window, a side window, assumed to provide light to the landing area, as with no. 37 and 39. Neither window is considered to serve a space which is occupied for large quantities of time. It is therefore considered that there is no impact upon amenity.

To the rear no. 23 Larch Way is approximately 18M from the windows on the proposed rear elevation. No. 23 Larch Way is on a higher ground level. As such the proposed ground floor window will not lead to any overlooking or loss of privacy. However the upper floor window is proposed to serve a dressing room, serving the new bedroom. This window may cause overlooking and so it is recommended that this upper floor rear window is obscure glazed by condition to prevent loss of privacy to no. 23.

Subject to this condition it is considered that the development would not harm the residential amenities of the surrounding neighbours.

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. Policy CF6 further requires applicants to submit details of parking which include 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 3 bedroom dwellings require 2 off-street parking spaces.

The proposed extension will convert the existing 3rd bedroom into an ensuite and create a larger 3rd bedroom. However, the extension will make the existing driveway smaller. A plan has been provided demonstrating that 2 cars will fit on the driveway following the proposed works. As such the correct amount of off-street parking will remain, leading to no highway safety concerns.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed development is considered acceptable in terms of design and highway safety. Following the implementation of conditions there will be no amenity concerns. As such the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson
Recommendation Date: 05/06/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council