

DELEGATED DECISION REPORT

HPK/2023/0072
Valid 06/04/2023

PINEWOOD MELANIE
CLOSE
SIMMONDLEY
GLOSSOP

INSTALLATION OF AN
OUTBUILDING FOR USE AS A
GARDEN OFFICE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The dwellinghouse known as 'Pinewood' is a large detached dwellinghouse located at the end of Melanie Close (cul-de-sac). 'Pinewood' is finished in render and timber cladding. The property has a distinctive roof line, which has a cut out on the front elevation to create a dormer window for the first floor. To the front of the property is an attached flat roofed garage structure.

The dwellinghouse has a large front driveway, for which access is shared with neighbouring property Melanie House. the driveway and garage would accommodate off-street parking for 3 vehicles. To the front of the curtilage is a small area of grass which is surrounded by tree and hedge cover.

PROPOSAL

Planning permission is sought for the construction of a garden office. This office will be located in front of the principle elevation of the dwellinghouse, on an existing plot of grass at the front of the curtilage. A large, mature hedgerow would shield the proposed office from view of the cul-de-sac. The office will have a stained oak timber finish. The front elevation will have one glazed door with 3 slim glazed windows.

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/0000/8339 – For Proposed Erection of 2 No. Detached Dwellings APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 02/06/2023

Neighbour consultation period ends: 10/05/2023

Press Advert: N/A

Public Comments

3 objection comments received:

- Objections to the proposed office being located on land forward of the principal elevation, while other properties on the estate are not allowed to build forward of the principle elevations.
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- Objections that 4 Melanie close were not directly consulted. Furthermore concerns that they will be able to see the proposed office from the living room of 4 Melanie Close.
- Concerns regarding potential noise pollution
- Concerns regarding maintenance of the existing hedgerow following construction.

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

“The premises, the subject of the application, shall remain ancillary to the main dwelling and there shall be no business operations carried out from the premises without prior written approval from the local planning authority”

HPBC Arboricultural Officer

No objection.

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 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 High Peak Design Guide (SPD) (2018) paragraph 3.9 states that new buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities.

Objections have been raised regarding the location of the proposed office being forward of the principle elevation. Outbuildings are not typically permitted to be constructed in front of the principle elevation. The application site benefits from a large front garden which features a mature hedgerow and a number of mature trees. The proposed office will be located on an area of existing grass which is surrounded by the previously mention mature hedgerow and trees. The office will be shielded from the view of the street by the existing hedgerow and so will not impact upon the existing streetscape. The office would be visible from outside of no.4, however it is considered that only a small section of the proposed development will be seen. As such in these specific circumstances the principle of the office being located to the front of the dwelling house is considered acceptable.

The proposed office will have a modern appearance finished in oak timber with a monopitch roof. 'Pinewood' is a modern dwellinghouse with a flat roof garage structure to the front. As such the proposed flat roofed outbuilding is consistent with the character of the application site. However the use of timber is not a common material in the street scene, and therefore in order to ensure that the structure is not visually prominent, it is recommended that a condition be imposed requiring the retention of the mature hedge to a minimum height of 2.5m. This will ensure that it is screened from wider views.

As such, subject to the above condition the proposal is considered to be acceptable in design terms.

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 office will face north-west towards 'pinewood' and 'Melanie House', whom share a driveway. The office will face towards the existing garage of 'Melanie House' which is located approximately 20M away from the proposed office. All habitable windows located on Melanie House will be located over 21M way from all windows on the approved garage. Due to the nature of the share driveway the front gardens of 'Pinewood' and Melanie House already overlook each other. The introduction of the proposed office will not significantly increase the existing levels of overlooking.

Concerns have been raised regarding potential noise pollution. Outbuildings being used as offices, are not considered to lead to increase noise pollution. The applicant has stated that the office will be for personal use and not use to receive clients. As such it is considered than no increase in noise will be created. The use of the office as ancillary to the dwellinghouse will be secured via condition.

Trees

LP Policy EQ 9 states that the council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient pr species-rich hedgerows from loss or deterioration.

The proposed office will be surrounded by existing hedgerows and tree cover. However a site visit revealed that the foundation for the proposed office is already in place. As such it is considered that the completion of the proposal will not lead to further harm to the existing plant life. The office will be 2.43M in height and have a monopitch roof. This height is considered to be below the tree canopies and should not interfere or harm them. The arboricultural officer has raised no objections to the application.

Concerns were raised regarding maintenance of the existing hedgerow. Some space has been left around the proposed office, which is considered to be satisfactory to allow for the proper maintenance of the existing hedgerow.

Highway Safety

The proposed outbuilding will not add any bedrooms to the property and should not lead to an increased demand for off-street parking. Furthermore, the proposal will not lead to the loss of any existing off-street parking provision. Therefore, there are no

highway safety concerns, provided that the development stays ancillary to the main dwellinghouse.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed development is considered to be satisfactory provided that the existing hedgerow is maintained and that the office will remain ancillary to the main dwelling house for the duration of the lifespan of the development. As such there are no amenity, highway safety, design or tree concerns. Therefore the proposed office is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 05/06/2023

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council