

DELEGATED DECISION REPORT

HPK/2023/0092
Valid 24/03/2023

78A HIGH STREET EAST
GLOSSOP

DEMOLITION OF EXISTING
OUTRIGGER ONE STOREY
EXTENSION, AND
CONSTRUCTION OF NEW
TWO STOREY EXTENSION IN
IT'S PLACE.

(FULL - MINOR)

MAIN ISSUES

- Design
- Heritage – conservation Area
- Amenity

DESCRIPTION OF SITE

78A High Street East is an end terraced property within the Howard Town Conservation Area and Glossop Built-up Area Boundary. The dwellinghouse is constructed of stone with upvc windows. The front elevation is enclosed by a small section of hedgerow.

To the side of the property is a driveway to the rear, providing vehicular access. The side elevation of no. 78A has 3 windows across three levels, one as basement level, with one at the ground floor and another at third floor level.

At the rear the dwelling house has a brick built raised porch, with steps down to a lowered courtyard. Below the raised porch is door providing basement access. The courtyard area serves neighbouring property no. 78 and is enclosed by a 6ft brick wall.

Behind the curtilage is a paved driveway and a series of garages.

PROPOSAL

Planning permission is sought for the removal of the existing outrigger and single storey extension/raised porch. This is to be replaced with a new two storey extension.

The proposed extension will be built in front of the existing basement doorway, creating a store/wc with window, accessed internally using the existing doorway. Above this the existing kitchen extension will be replaced, above which will be the relocated second bedroom. The proposed extension will project 2.37 m from the

original rear elevation of the property and 3m in width. From ground level to the eaves the height will be 5.90m, the overall height from ground level will be 6.90m.

The original plans showed the development to have a dual pitched roof and constructed of red brick. Revised plans show the proposed extension to be constructed of natural stone, while the boundary wall is to be constructed of red brick. The proposal is otherwise unchanged in the terms of design.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 Decision-making
Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 26/04/2023
Neighbour consultation period ends: 20/04/2023
Press Advert: 27/04/2023

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highways safety comments to make.

HPBC Conservation Officer

None 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 and Heritage

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.

Section 16 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The rear of the application site is clearly visible from nearby Mill Street. From Mill Street a number of other existing extension can be viewed. The large two storey extension of no. 76 can be viewed prominently from Mill Street, along with the tops of a number of single storey extensions bellowing to no. 72A, 72, and 70. The proposed extension will be set in from both side boundaries and will match the height of the existing eaves level, but set below the ridge height of the dwelling. Therefore, in the context of the site, while the proposed extension will be visible, it will not appear out of character with surrounding structures or form a dominant addition to the rear elevation.

However, the application site lies within the Howard Town Conservation Area and the original plans using red brick were considered as unacceptable. Revised plans have been submitted demonstrating the use of natural stone to match that of the

host building. As such it is considered that the proposed development is in keeping with the street scene and will not cause harm to the wider conservation area. The proposal is therefore considered acceptable in terms of design and will sustain the heritage asset.

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 proposed two storey extension would sit flush with the existing ground floor extension of adjoining neighbour no. 78. As such it will not block any light from their ground floor rear window. At first floor level the proposed extension may overshadow the existing first floor window of no. 78. However, this window is small and obscure glazed indicating a bathroom window. Furthermore the rear of no.7 faces south, and as such the loss of light will be minimal due to its orientation. As such it is considered that the proposed development will not have a detrimental impact upon the amenity of adjoining neighbour no. 78.

The application site is an end terrace with a gap between itself and neighbour no. 80. Due to the gap between the properties and the southern orientation of the rear elevations it is considered that there will be no amenity impact upon no. 80. There would be no breach of the 45 degree line when measured from the rear elevation of this neighbour. The plans show the addition of a first floor side facing window serving a landing area. As this window will overlook towards the rear amenities areas of properties to the east (nos 80 onwards), it is considered necessary to impose a condition requiring obscure glazing.

To the rear the proposed extension faces a number of garage structures, behind these garages is Kingdom Hall, Milltown, which is used as a church building, with no windows on its front elevation. As such the proposal will not create any overlooking or privacy concerns.

Overall it is considered that there will be no negative amenity impacts caused as a result of the proposed works.

Highway Safety

No highway objections have been received. The does not have any off road parking. As the development will not increase the overall number of bedrooms, there would be no increase in the demand for parking at the site. As such the proposed development will not lead to any highway safety concerns.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed development has been found satisfactory in terms of design, heritage, amenity and highway safety. The application is found to comply with the relevant policies within the High Peak Local Plan and the NPPF. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 6th June 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council