



Supporting Planning Statement

Site: Sunny Side, Charlestown, Glossop, SK13 8LF

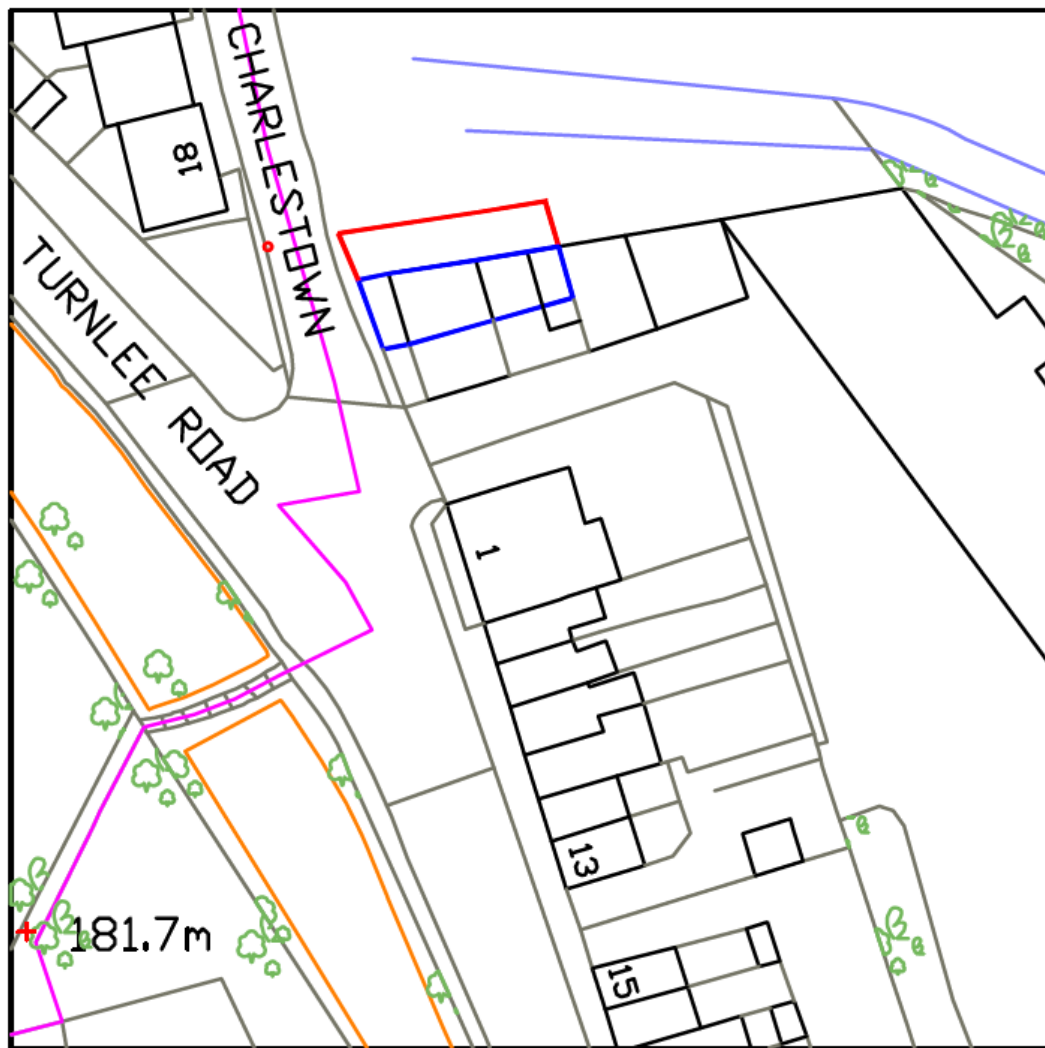
Date: May 2023

1.0 Introduction and Background

- 1.1** William McCall Architectural Services have been commissioned by Mr & Mrs Chorbatcheskyi to submit a planning application to High Peak Borough for the proposed change of use of open land to private garden area (residential curtilage) along with the proposed erection of a single storey side extension on the land at the side of Sunny Side, Charlestown, Glossop, SK13 8LF.
- 1.2** This statement comprises an assessment of the proposed development against the requirements of the High Peak Local Plan that was adopted by the Council on 14th April 2016, and the National Planning Policy Framework which was updated in July 2021.
- 1.3** The purpose of this statement is to describe the local and national planning policies that are directly relevant to the application and to provide an analysis of those policies and the application site. This statement will put forward our case explaining why we believe that the proposed development conforms with both local and national planning policies and that planning permission should be granted.

2.0 The Site and Surroundings

- 2.1** The application site (Sunny Side) comprises a two-storey semi-detached dwelling house (Class C3) and it is situated on the east side of Charlestown (A624), close to the junction of Turnlee Road. The property is of traditional Victorian style construction with stone walls and a dual pitched roof, and it has small front and rear garden / yard areas. There is a detached outbuilding in the rear yard along the rear boundary. The house has previously been extended with the addition of a rear roof dormer extension. There is no in-curtilage parking available at the property, but there is some unrestricted parking available outside on the public highway and also on the open land at the side.
- 2.2** Immediately adjoining the property to the north (alongside the gable elevation) is some open land that formed part of the site area for the Charlestown Works housing development scheme, which is now largely complete except for the soft landscaping areas. The land is shown as open and undeveloped on the approved plans for housing scheme, so the applicants have purchased a small piece of it from the housing developer. They wish to incorporate the land into the residential curtilage of Sunny Side, and build an attached single storey side extension at the side of the house to improve the property. Long Clough Brook lies to the north in between the application site and the new housing development, and it sits approximately 2-3 metres below the surface of the land in an open culverted type watercourse / weir.
- 2.3** The immediate surrounding area comprises a mixture of both residential and commercial properties. There are commercial properties located directly to the east (at the rear of the property), and there are residential properties situated to the north, south and west of the site. The residential properties differ in terms of their age and appearance and there are some traditional type cottages to the west (opposite) and further along Charlestown Road to the south, and there are the modern houses on the new housing estate to the north. The map and photograph images on the following pages in Figures 1 to 6 clearly identify the exact site location.



(Figure 1 – Map showing the site location)



(Figure 2 – Aerial photograph image showing the site location)



Figure 3 – Photograph showing the existing front and side of Sunny Side



Figure 4 – Photograph showing the existing front and side of Sunny Side, and the new housing development on the adjoining land



Figure 5 – Photograph showing the existing front and side of Sunny Side



(Figure 6 – Photograph showing the existing side and rear of Sunny Side)



(Figure 7 – Photograph showing the wider street scene along Charlestown Road)



(Figure 8 – Photograph showing the wider street scene along Charlestown Road)

3.0 Planning History and site constraints

3.1 According to the published on-line records on the High Peak Borough Council Planning website, there are three planning applications recorded in respect of the application site (Sunny Side).

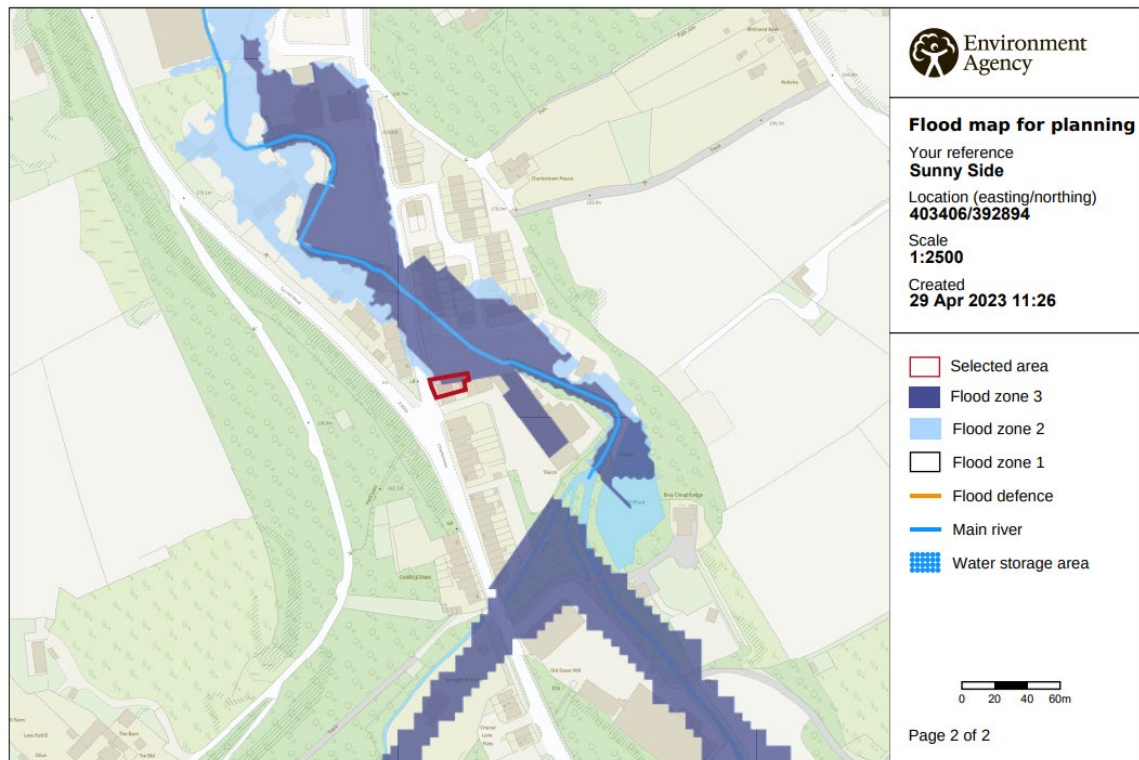
HPK/2022/0330 - Proposed Side Extension – Application Withdrawn 25/08/2022

HPK/2020/0040 – Application for lawful development certificate (proposed) for dormer and loft conversion – Certificate of Lawfulness – Lawful (Approved) 09/04/2020

HPK/2020/0014- Proposed loft conversion with rear dormer – Application Withdrawn 06/02/2020

3.2 Flood Risk

According to the GOV.UK and Environment Agency ‘Check your flood risk’ records, the property is in a Flood Zone 2 and 3, which means that it has a high probability of flooding from rivers and the sea. A flood risk assessment (FRA) is therefore being provided as part of the planning application for this development. Figure 9 below shows the flood risk map extract from the Environment Agency records.



(Figure 9 – Flood Risk Map)

3.3 Heritage

The application site does not contain a Listed Building, Locally Listed Building and it is not located in a Conservation Area according to the Council and Historic England on-line records. The site is also not situated adjacent to any of these types of Heritage Assets so does not affect their setting.

3.4 Trees

There are no trees present on the application site that are subject to a Tree Preservation Order or are protected as a result of being in a Conservation Area. There are also no other trees located on or near to the site that would be directly affected by the proposed works.

3.5 Ecology and Biodiversity

There are no known ecology or biodiversity related concerns on the site that are a material consideration in respect of the determination of this proposal.

3.6 Local Plan Policy

The High Peak Local Plan Proposals Map (Figure 10) on the following page shows the application site designated as being within the following:

Local Plan Area Boundary

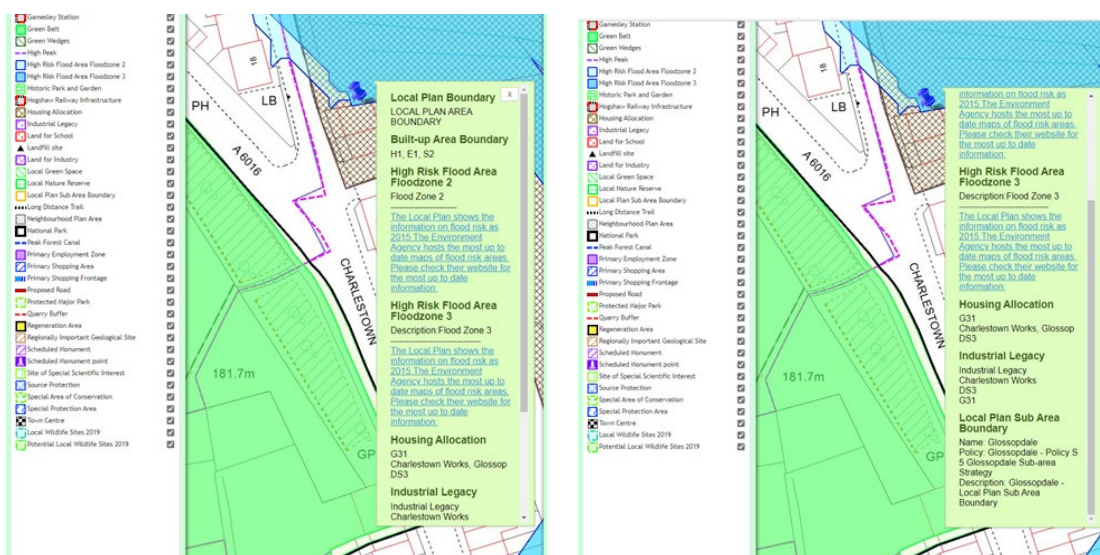
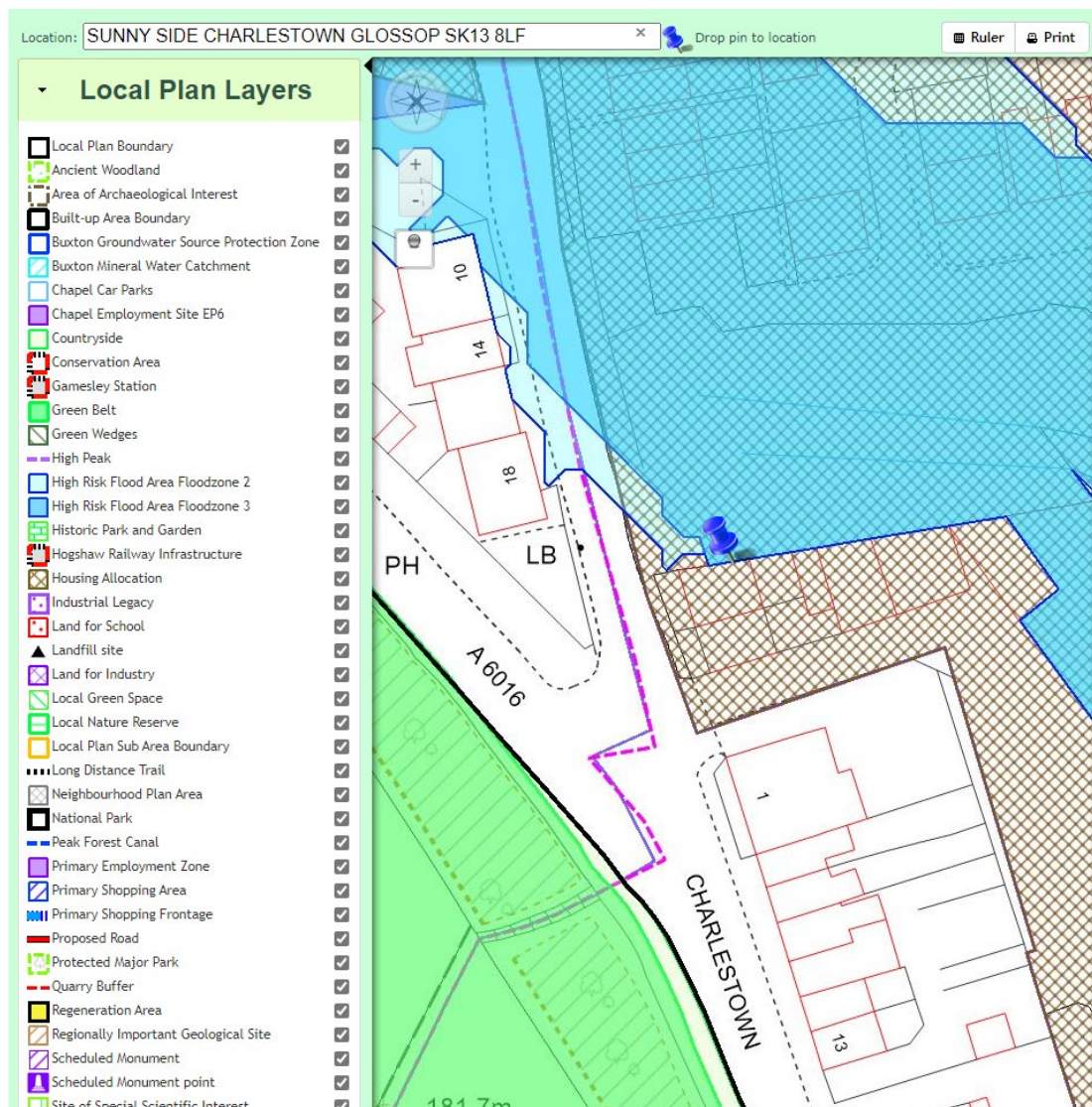
Built-up Area Boundary – H1, E1, S2

High Risk Flood Area – Flood Zones 2 and 3

Housing Allocation - Charlestown Works Glossop G31 DS3

Industrial Legacy - Charlestown Works Glossop G31 DS3

Local Plan Sub Area Boundary – Glossopdale – Policy S5 Glossopdale Sub Area Strategy



(Figure 10 – Extracts from the Local Plan Allocations Map showing site is within the Green Belt)

4.0 The Planning Application Proposal

- 4.1** The application seeks the grant of full planning permission for the proposed change of use of land at the side of Sunny Side, Charlestown, Glossop, SK13 8LF to private garden area (residential curtilage) along with the proposed erection of a single storey side extension on the land.
- 4.2** As mentioned earlier in this statement, immediately adjoining the property to the north (alongside the gable elevation) is a piece of open fringe land that formed part of the wider Charlestown Works housing development site (Peak Dale Rise). The land is shown open and undeveloped on the approved plans, so the applicants have purchased a piece of it from the housing developer, as they wish to incorporate it into the residential curtilage of Sunny Side and build a single storey side extension at the side of the house.
- 4.3** The applicants wish to extend and improve the property for their use and enjoyment as a long-term family home, which is a reasonable expectation. The property currently only has small front and rear garden / yard areas and the change of use of the land and the extension will provide them with additional internal and external residential living space.
- 4.4** The external dimensions of the garden extension measure 5.0 metres (wide) by 19.5 metres (long). The layout of the land includes some private off-road driveway parking provision to the front, the single storey extension in the middle, and extended garden / yard space to the rear. The proposed single storey extension is modest in size, and it is a well-designed and visually attractive development. It has been carefully set back into the land behind the depth of the driveway to reduce its overall impact in the street scene, and it will be constructed using matching materials i.e., stone walls and slate roofing. It has a traditional pitched roof that aligns with the host dwelling house. The provision of the single storey extension would enable the internal space of the existing house to be reconfigured and a new open plan kitchen and dining room to be created. The extension has a standard window in the front elevation, bi-fold doors in the rear facing the garden /

yard, and a velux windows in the front and rear roof planes to provide natural light into the building. The floor level of the house is set at a much greater height to the land at the side (850 - 1500mm), so there will be a void space under the floor of the extension. The raised floor level of the house would be considered beneficial from a flood risk point.

- 4.5** The outer boundary walls of the garden extension will also be of a high quality and constructed in stone to respect the local environment.
- 4.6** The surface of the driveway would be constructed using porous materials (ornamental stone chippings) to ensure that it provides satisfactory sustainable drainage. There is an existing wide vehicle crossing point in place on the highway from when the land was previously used as Charlestown Works so easy and safe access can be achieved to the land.
- 4.7** The scheme drawings to be submitted to the Council have been prepared by William McCall Architectural Services and they include site location / block plan, existing and proposed elevations and floor plans including garden sections of the property.

5.0 Local Planning Policy

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 In April 2016 High Peak Borough Council adopted the Local Plan and that sets out the Council's planning policies that are used to guide development within the Borough. Amongst other things, The Local Plan has policies relating to design with objectives that include requiring developments to be well designed to respect the character, identity, and context of the area. The policies also seek to ensure that developments do not have an unacceptable impact on neighbouring properties and other uses.

5.3 The following policies are considered the most relevant to the determination of this application: -

S1 Sustainable Development Principles

S1a Sustainable Development Principles

S2 – Settlement Hierarchy

S5 – Glossopdale Sub-Area Strategy

EQ1 - Climate Change

EQ6 – Design and Place Making

EQ10 – Pollution Control and Unstable Land

EQ11 – Flood Risk Management

CF6 – Accessibility and transport

High Peak Residential Design Guide SPD

6.0 National Planning Policy

6.1 Government guidance is set out in the revised National Planning Policy Framework (NPPF) dated July 2021. The NPPF expresses a presumption in favour of sustainable development. The NPPF is a material consideration in the determination of the application. The Planning Practice Guide (PPG) is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalizing and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in this Planning statement, where appropriate.

6.2 The following sections of the NPPF are considered of most relevance to the application proposal: -

- Chapter 2: Achieving Sustainable Development (paras. 7-14)
- Chapter 3: Decision Making (para. 38)
- Chapter 9: Promoting sustainable transport (paras. 104-113)
- Chapter 11 – Making effective use of land (paras. 119-125)
- Chapter 12: Achieving Well-Designed Places (paras. 126-136)

6.3 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support new development. Paragraph 10 states *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).* Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making: -

“Plans and decisions should apply a presumption in favour of sustainable development”.

6.4 For decision-taking this means: -

- Approving development proposals that accord with an up-to-date Development Plan without delay; or
- Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.5 Paragraph 38 of Chapter 4 (Decision-making) of the NPPF confirms that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

6.6 The NPPF states that the planning system has three overarching objectives to achieve sustainable development, which are interdependent and need to be pursued in mutually supportive ways. The three overarching objectives are; economic, social and environmental as follows: -

Economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

Social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of presentd future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.7 Paragraph 119 (Making effective use of land) states that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land'.

6.8 Paragraph 111 in Chapter 9 (Promoting sustainable transport) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.

6.9 Paragraphs 126 -136 in Chapter 12 (Achieving well-designed places) advocates a requirement for good design. This is a key aspect of sustainable development, creates better places in which to live and work and helps make development

acceptable to communities.

6.10 Paragraph 130 advises that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.11 Paragraph 132 confirms that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Paragraph 134 confirms that permission should be refused for development that is not well designed especially where it fails to reflect local design policies and government guidance on design.

7.0 Planning Analysis

7.1 The key issues that we consider to be appropriate for the application include : -

- i) Principle of the development
- ii) Design
- iii) Impact on neighbouring amenity
- iv) Access and Highway Safety
- v) Flood Risk

7.2 Principle of the development

7.3 The applicants are proposing to improve the existing residential property at Sunny Side for use and enjoyment as their long-term family home, and this is a reasonable aspiration for most homeowners. The application site is located within the built-up boundary of Glossop adjacent to an existing residential property and the general principle of carrying out extensions and other alterations to residential properties would appear to be supported under the High Peak Local Plan. Policy S2 (Settlement Hierarchy) of the Local Plan is focused on housing and economic growth in sustainable locations such as Glossop. The application site was previously developed land and historically contained a large commercial building, but it has been redeveloped in recent years as part of the large Charlestown Works housing development scheme. The land immediately adjacent to Sunny Side lies on the outer boundary of the housing development site and it was only included as undeveloped outer open fringe land in the scheme. We do not consider that the change of use of a small amount of this land for use as residential curtilage along with the erection of an extension upon it will negatively impact on the wider housing scheme, or the local area. The land is currently a little untidy in visual appearance terms, but this will likely change in the future as the

housing developer completes the final works on the landscaping and tidies up the other fringe areas that form part of the scheme.

7.4 Design considerations

7.5 Design is a high priority and is of great importance as detailed in both the NPPF and the Council's Local Plan. Paragraph 130 of the NPPF requires that developments should add to the quality of the area, be visually attractive as a result of good architecture, and also be sympathetic to the surrounding built environment. Policies S1 and EQ6 of the Local Plan and the associated guidance in the Council's Design Guides reinforce the requirement for good design and that development should respect for the character of the area in which any proposal is to be located.

7.6 We consider that the proposed residential curtilage extension and the single storey extension are appropriate and proportionate to the host dwelling in terms of their size, scale, massing, and design. The layout of the development includes some private off-road driveway parking provision to the front, the single storey extension in the middle, and extended garden / yard space to the rear. The general design and appearance of the development is attractive and of a high quality, and it will be sympathetic and compatible with the character of the local area.

7.7 The extension has a traditional pitched roof that aligns with the host dwelling house. The external construction materials including the use of matching stone for the walls of the extension and outer garden boundary and slate for the roof covering are quality and will suitably match and respect the host dwelling and the properties nearby. The surface of the driveway would be constructed using porous materials (ornamental stone chippings) to ensure that it provides satisfactory sustainable drainage.

7.8 The application site is not overly visible in the wider street scene due to the positioning of the surrounding buildings and the established landscaping that is in place in the immediate vicinity, so we would not consider it to be a sensitive or prominent location.

The proposed single storey extension is modest in size, and it has been carefully set back into the land behind the depth of the driveway to reduce its overall impact in the street scene. Consequently, it would not be harmful to the visual amenity of the surrounding area. The applicant is also happy to provide some green planting / screening on the outside of the boundary if this is deemed necessary by the Council.

7.9 We are therefore of the view that the proposed development complies with Chapter 12 of the revised NPPF and the requirements of Policies S1 and EQ6 of the Local Plan.

7.10 Impact on neighbouring amenity

7.11 There are residential properties located adjoining Sunny Side, across the road at an oblique angle on Charlestown Road, and on the new housing development at Charlestown View. There are commercial properties located to the east directly behind the applicants existing rear yard area.

7.12 As the residential curtilage extension and single storey extension are taking place on land to the north of Sunny Side, the attached next-door property (Sunny View) will be unaffected by the proposed development. The single storey extension does not project beyond the rear elevation of Sunny Side and the garden extension works (yard space) lies to the north and at the same level. The closest house across Charlestown Road to the single storey extension is situated approximately 18 metres away at an oblique angle and higher level, and the closest house on the new housing development at Charlestown View is situated over 30 metres away, so these properties will not be adversely affected by the development. None of the windows in the single storey extension directly overlook the neighbours and the proposed side boundary walling will assist in screening the garden area from any public views. Therefore, there will be no impact on their residential amenity regarding loss of sunlight, overshadowing, loss of privacy / overlooking, or loss of outlook. The commercial premises situated to the rear

have no window or doorway openings or access facilities in the north elevations, so they will also be unaffected.

7.13 Overall, we consider that there will be no unacceptable neighbouring amenity impact because of this development. For these reasons, we consider the proposals are compliant with policy EQ6 of the Local Plan and the expectations of Paragraph 130 of the NPPF, which aims to create places with a high standard of amenity for existing and future users.

7.14 Access and Highway Safety

7.15 Sunny Side currently has no formal in-curtilage parking provision and the occupiers of the property historically have parked their private vehicles on the public highway. Since purchasing a piece of the adjoining land off the developer who has carried out the Charlestown Works housing scheme, the current owners have been parking their cars on an existing hardstanding area that remains from when the land formed part of Charlestown Works (see Figures 3-5). The land to the side of Sunny Side has always been used by vehicles and it previously contained a commercial building with a roller shutter doorway opening, as shown on the Google Street View image from 2016 below. There is a wide highway drop crossing point remaining in place on Charlestown at the side of the house which easily facilitates vehicular access to the land.



7.16 The applicants are proposing to create a formal driveway parking area at the side of the house, and it will be of a suitable depth and width to ensure that their private vehicles can be parked on the land without obstructing the public highway. Due to the location of the property and the open adjoining land, the driveway will benefit from having a good level of advanced visibility along each side where it meets Charlestown Road. The surface of the driveway would be constructed using porous materials (ornamental stone chippings) to ensure that it provides satisfactory sustainable drainage, and the applicants will ensure that a robust rumble strip type edging is installed at the outer edge where it meets the public highway to prevent any stones leaving the site.

7.17 Therefore, for the reasons explained, we consider that the proposal will provide the property with formal off road parking provision that can be safely accessed from the highway, which would appear to be compliant with the expectations of Policy CF6 of the Local Plan and Paragraph 110 of the NPPF.

7.18 Flood Risk

7.19 The application site is located within a Flood Zone 2 and 3 as highlighted in this Statement, and the applicants will use appropriate construction and sustainable drainage measures to protect the land / building from a flood risk point of view. The floor level of the dwelling house already sits at height ranging between 800-1500mm above that of the adjoining land, and this would be retained for the proposed extension. A separate flood risk assessment has been submitted with the application.

8.0 Planning Balance and Conclusion

- 8.1** At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.
- 8.2** The proposed development will provide economic, social and environmental benefits and constitutes sustainable development.
- 8.3** The proposed change of use if supported will allow the applicants to extend and improve their existing residential property so they can utilise and enjoy it as their long-term family home.
- 8.4** The proposed change of use and associated developments will have no significant detrimental effect on the outlook, privacy, or amenity of the neighbouring residential properties and businesses that bound and overlook the site.
- 8.5** The proposed garden (curtilage) extension and the single storey extension are well-designed and represent an appropriate development at this site, and they will also fully respect the character of the local area.
- 8.6** The materials to be used in the development are a high quality, suitably match the host building and are sustainable.
- 8.7** The proposed development will provide safe and accessible in-curtilage parking provision for the property, which will improve the on-street car parking situation in the immediate vicinity of the site.

8.8 In terms of dis-benefits, the development would involve some short-term noise and disruption during the construction period whilst the construction works are taking place, but this will only take place during normal daily working hours.

8.9 For the reasons stated in this statement, we consider that the proposed development is consistent with local and national planning policy, and we respectfully request that planning permission should be granted for this proposed development.