

DELEGATED DECISION REPORT

HPK/2023/0080
VALID 19/04/2023

4, BROOK MEADOW,
GLOSSOP, DERBYSHIRE,
SK13 8PW

PROPOSED SINGLE STOREY
REAR EXTENSION AND
CANOPY TO REPLACE THE
EXISTING CONSERVATORY
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Glossop as defined by the Local Plan policies map. The application site relates to two storey detached dwelling located off a small cul-de-sac, Brook Meadow, which is to the south of Sheffield Road. The surrounding area is predominantly residential comprising two storey detached properties of varying design. The site benefits from off street parking to the front of the dwelling, with an attached garage to side, and private amenity space to the rear.

PROPOSAL

This application seeks permission for the removal of the existing conservatory and its replacement with a single storey rear extension with canopy across the rear elevation of the dwelling. The extension would project by around 4.7m at a width of around 5.1m. The extension would have a gabled roof design with a height to eaves of approximately 2.7m and height to ridge of 3.8m. The extension would be constructed from stone with a tiled roof to match existing. The canopy would have a tiled roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy
- CF6 Accessibility and Transport
- EQ6 Design and Place Making
- EQ9 Trees, Woodlands and Hedgerows

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 07/06/23
Neighbour consultation period ends: 23/05/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

DCC Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Glossop as defined by the Local Plan Policies Map which is located within the Glossopdale sub-area. Policy S5 seeks to promote sustainable growth within Glossopdale through promoting and maintaining the identity of its settlements. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. The principle of householder development in this location is considered to be acceptable.

The main considerations in this instance whether the design is appropriate, whether an amenity issues would arise, the impact upon trees, and whether there would be an impact upon highway safety.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

The High Peak Design Guide (2018), at paragraph 5.5 states that, *“All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*.

The High Peak Residential Design SPD (2005), at 9.0 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”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*.

The existing property is a large detached dwelling with an existing conservatory extension to the rear. The application proposes to remove the conservatory and replace it with a stone and tile extension, albeit on a slightly larger footprint. The proposed single storey extension is modest in scale and proportion and would represent a subservient addition to the host dwelling. The extension would include a gabled roof. While it is noted that the roof pitch would be lower than the existing property, it is not considered that this would amount to any considerable concern given the rear siting of the extension. The proposed canopy would project along the majority of the remaining length of the rear elevation. Given the modest scale and siting of the canopy it is not considered that this would give rise to any design issues. The proposed materials which includes stone and tile are considered to be appropriate and sympathetic to the original property.

The proposed rear extension would not be prominent from public vantage points, and when viewed from neighbouring properties would appear adequately proportioned. The dwelling would retain an appropriate level of private amenity space and as such the scheme would not amount to an overdevelopment of the plot.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is a detached property with the curtilage of dwellings located adjacent to the site. The surrounding dwellings are sited within spacious plots. The modest single storey extension is sited away from the site boundaries, and the distance from any dwelling is such that the extension would not give rise to any loss of light, overshadowing or overbearing.

Windows within the rear elevation of the extension would face towards the boundary with No.9 Birch Green. Given the single storey nature of the development, existing boundary treatment and vegetation, along with the existing relationship with the conservatory, it is not considered that any overlooking and/or loss of privacy would arise. The new opening to the south would face over the sizeable garden of the dwelling.

Highway Safety

The proposal would not result in the loss of parking spaces or any uplift in bedrooms. No highway safety issues would arise, and no objections have been received by DCC Highways.

Impact on Trees

The site is not in a conservation area, and there are no trees covered by TPO on or immediately adjacent to the site. Notwithstanding this, there are mature trees to the rear which have the potential to be affected during construction. An Arboricultural Impact Assessment has been provided which suggests tree protection measures during construction. These are considered to be reasonable and can be secured by condition.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would accord with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 08/06/23

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council