

Appeal against High Peak Borough Council

Refusal of Planning Application HPK/2022/0534

82 Sunnyfields

Sheffield Road

Glossop

Derbyshire

SK13 8QP

Proposed single storey rear and front extension. Roof alterations and rear / front dormer extensions

Appellant:	Mr Napolitano
Date:	27 th March 2023
Prepared:	PS
Checked:	TP

Statement of Case

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1.0 INTRODUCTION

1.1 RBA Town Planning have been instructed by the Applicant, Mr Napolitano, of Planning Application HPK/2022/0534 to act on their behalf in the preparation and submission of an Appeal against the decision of the Local Planning Authority to refuse Planning Consent for the proposed development.

1.2 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. (*National Planning Policy Framework 47*).

1.3 The Application was refused under Delegated Powers on 2nd March 2023, for the reasons outlined with the issued Decision Notice, which cites policies contained within the Councils Adopted Plan.

1.4 This Statement sets out the Appellant's Case and makes reasoned justification against Adopted Plan Policies cited within the Notice. This statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the original planning application and attached appendices.

1.5 Given the determination date of the Refused Planning Application it is considered that the Appeal is not outside the prescribed time limits for submission and is lodged under the Written Representation Procedure.

2.0 THE SITE

2.1 The Appeal Site comprises a large 4 bedroomed detached dormer bungalow with amenity space to front and rear. The dwelling is set back significantly from the highway, at a distance of 23m, with off street parking provided to the front of the dwelling. To the rear, is a garden which extends between 20m – 26m.

Figure 1. The Appeal Site



The existing dwelling includes a central projecting gable, with single storey flat roofed elements to both sides of the gable.

There is an existing dormer window to the rear roof plan which extends for just less than the full width of the central ridge.

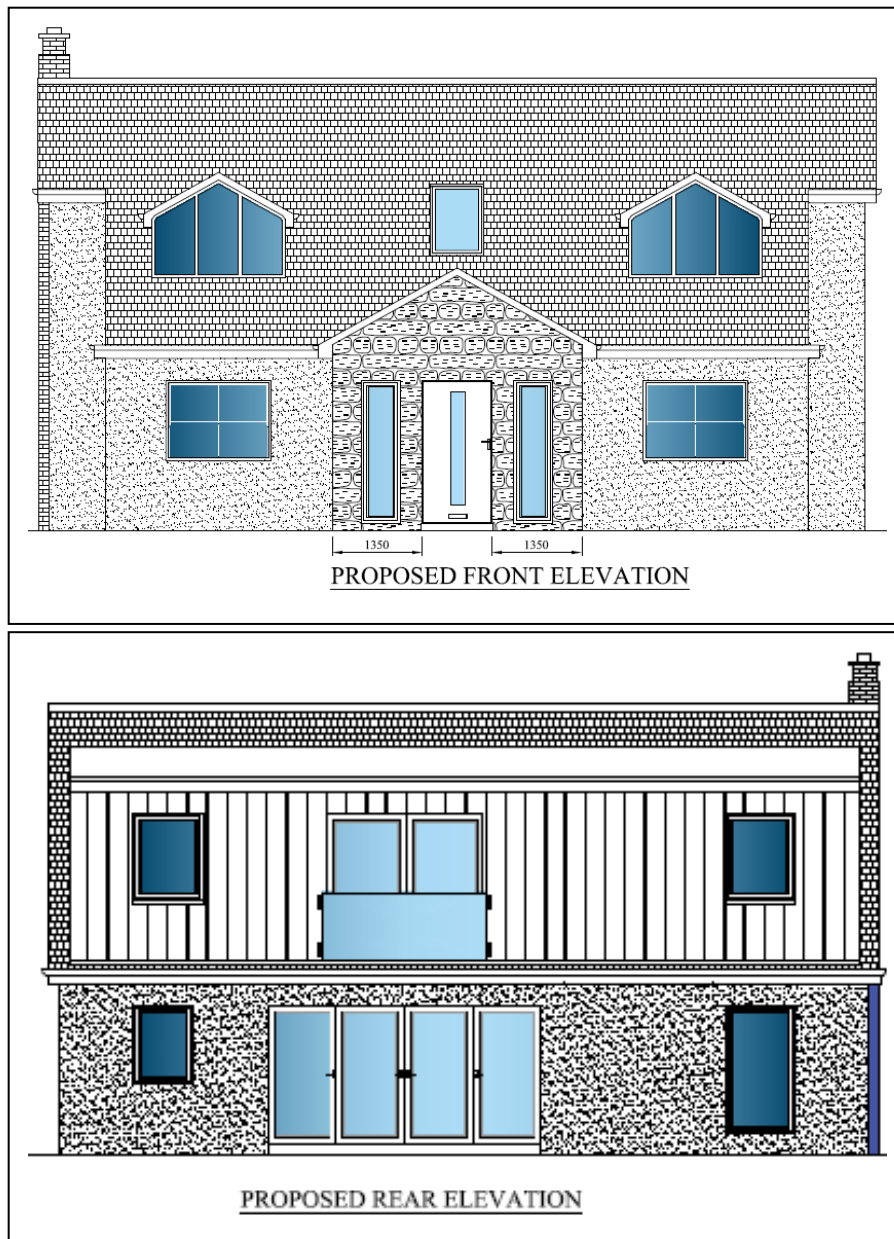
2.2 The Appeal Site is not located in the Green Belt, nor is it in a Conservation Area. The surrounding area is predominantly residential, with the Appeal Site located to the east side of Glossop.

3.0 PROPOSAL

3.1 The Appellant sought Planning Consent from High Peak Borough Council for the erection of:

- Single storey rear extension.
- Single storey front extension.
- Roof alterations.
- Dormer windows to front and rear.

Figure 2. Proposed Elevations



4.0 REFUSAL

4.1 The Application was refused under Delegated Powers on 2nd March 2023 for the following reasons;

1. The proposed extensions and alterations would transform the appearance of the existing bungalow such that it would appear entirely out of keeping and be visually harmful to the character of the host dwelling and the established character of the street scene. The development would also overwhelm the existing dwelling as the additions fail to remain subservient to the existing dwelling. As such the proposal is considered to be in direct conflict with the aims and objectives of Policy EQ6 of the High Peak Local Plan and advice within the adopted Residential Design Guide 2005 SPD, the design principles with the High Peak Design Guide 2018 along with the advice on securing high quality design set out within the National Planning Policy Framework.

5.0 POLICY

5.1 High Peak Local Plan

Policy EQ6 - Design and Place Making

All development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

This will be achieved by:

- Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes
- Requiring that development on the edge of settlement is of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park
- Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features
- Requiring that development achieves a satisfactory relationship to adjacent development and does 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
- Requiring that public and private spaces are well-designed, safe, attractive, complement the built form and provide for the retention of significant landscape features such as mature trees
- Requiring that developments are easy to move through and around, incorporating well integrated car parking, pedestrian routes and, where appropriate, cycle routes and facilities
- Requiring that developments are designed to minimise opportunities for anti-social or criminal behaviour and promote safe living environments

- Requiring the inclusive design of development, including buildings and the surrounding spaces, to ensure development can be accessed and used by everyone, including disabled people
- Requiring new homes in residential developments meet environmental performance standards in accordance with Local Plan Policy EQ1;
- Requiring that commercial developments, meet environmental performance standards in accordance with Local Plan Policy EQ1
- Ensuring that development takes account of national design guidance and Supplementary Planning Documents

6.0 ASSESSMENT

6.1 The main issue of the appeal is considered to the impact of the development on the host dwelling and the established character of the street scene.

6.2 In their assessment of the proposal, the LPA state *“Development in the area is generally characterised by houses which are traditional in form, comprising stone terraces and larger redbrick detached houses.”*. It is noted that the Appeal Site is neither a stone terrace nor a redbrick detached house and as such already does not conform to the general character of the area.

The LPA continue, stating *“There are some exceptions including a mid-C20th terrace immediately adjacent to the site but otherwise the character of the area, particularly immediately along Sheffield Road, is considered to be quite strong in terms of traditional forms, architectural details and the application of facing materials.”*. Given the mid-c20th terrace directly to the east of the Appeal Site, there is a clear break from the traditional pattern of development between no. 80 Sheffield Road and no. 102 Sheffield Road, immediately to the east of Cowbrook Avenue.

In this respect, the proposed development to no. 82 Sheffield Road therefore would have no detrimental impact upon the local character.

6.3 The LPA believe *“The proposed development would result in the existing dwelling being lost within the development as the development proposes significant and sizeable additions to provide a 5 bedroomed dwelling. The alteration to the roof form from hip to gable, proposed first floor extension, increased ridge height including front and rear dormer windows would result in a form of development that consume and fail to harmonise with the parent building”*.

It is noted, however, that the increase to the ridge height is modest at approximately 1.0m and the character of the host property – that of a single storey dwellinghouse with

accommodation within the roof space – would be unchanged. The alteration of the roof design from hipped to gable is a relatively minor change, and again has minimal impact on the original dwelling.

6.4 The dormer extension to rear aims to maximise the development potential of the property whilst respecting its existing form. It is considered the proposed rear dormer, with a sloping roof, is an improvement (in design terms) on the existing flat roof dormer. Also, being located to the rear of the property, in conjunction with the significant setback from the public highway, there is no impact to the street scene of the rear dormer.

6.5 The LPA believe the *“introduction of front dormer windows would result in the erection of incongruous additions as dormer windows on front elevations are not a common feature in the immediate area.”* Whilst not common, dormer windows to front are not an alien feature within the immediate area. There are three dwellings at nos. 42-46 Sheffield Road and the pair of semi-detached dwellings at nos. 60-62 Sheffield Road feature dormer accommodation to the front elevation.

Figure 3. Front Dormer Accommodation Examples



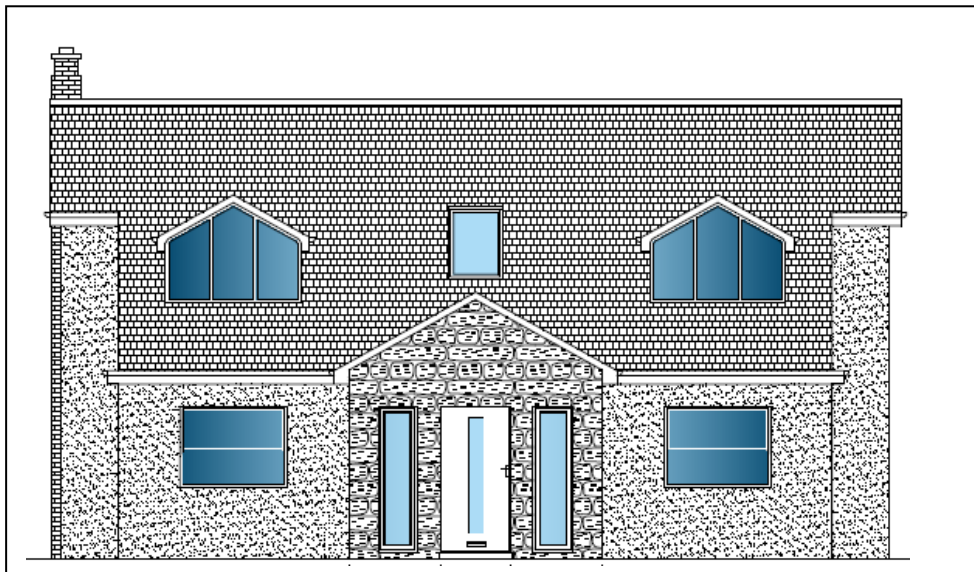


The front dormer windows pictured are sympathetically designed to harmonise with the host building, just as those within the appeal proposal.

6.6 The design of the proposed front elevation is considered to be more in keeping with the surrounding area, with the gable dormer windows providing symmetry around the central projecting gable. When considered against the neighbouring dwellings to the west of the appeal site, it can be seen that the gabled projections feature heavily within the immediate street scene.

Figure 4. Neighbouring Dwellings





Of the two dwellings pictured, one is two storey, the other single storey. Both, however, include gabled features to the outer wings of the house, with the single storey dwelling having a central gabled canopy above the entrance door. In comparison, the similarities between these and the proposed development become apparent.

6.7 The LPA also point to the inset eaves of the front elevation being *‘an awkward and incongruous form of development as this style of roof would fail to reflect the character of the existing dwelling as well as being out of keeping with other house in the area.’* It is the Appellants position that this adds an interesting design feature within the street scene, and coupled with the setback from the public highway, is considered to be an acceptable design.

6.8 The fenestration to the front elevation is of a symmetrical design which draws attention to the central projecting gable. The horizontal aspect of the windows within the gables and the to either side of the entrance door are non-opening and so can maintain the horizontal aspect. The windows to either side of the entrance door maintain the width of the individual panes within the dormer fenestration.

The fenestration details proposed to the front elevation introduces windows that are out of keeping in terms of their size, shape and as well having no window cill or head. When paired with the new front porch the fenestration to the front elevation would lack consistency have an odd arrangement producing a confused appearance. As set out in the adopted Design guide, extensions and alterations should work with, rather than against the character of the host dwelling.

The original fenestration of the host dwelling lacked symmetry, with a combination of single, double and triple pane windows and the individual panes within the original fenestration being of varying widths.

6.9 It is considered that, overall, the proposed development offers a significant improvement to the visual amenity of the host dwelling. The improved symmetry to the front elevation, couple with the gabled features results in a dwellinghouse that is more in keeping with the surrounding area than the original host dwelling.

7.0 CONCLUSION

7.1 The National Planning Policy Framework (NPPF) states in paragraph 10 to ensure that “sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development”. The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

7.2 It has been evidenced in the assessment above that the proposed development would not result in the harm considered by the Local Authority and that it does conform in all regards to the Councils Development Plan and guidance within the National Planning Policy Framework.

7.3 It is respectfully requested that the appeal is upheld and permission granted for the proposed development subject to appropriate conditions.