

DELEGATED DECISION REPORT

HPK/2023/0174
Valid 02/05/2023

**120 122 HADFIELD POST
OFFICE, STATION ROAD,
HADFIELD, GLOSSOP,
DERBYSHIRE, SK13 1AN**

**PROPOSED DIVISION OF 120 -
122 STATION ROAD INTO 120
STATION ROAD (DWELLING
HOUSE) 122 STATION ROAD
(SHOP) WITH PROPOSED
GROUND FLOOR FIRE
ESCAPE ROUTE ONTO
STATION ROAD FOR
DWELLING**

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Impact on character and appearance of the Area
- Impact on residential amenity
- Highway safety

DESCRIPTION OF SITE

The site relates to a two storey terraced Class E (retail on ground floor and associated residential accommodation on first & second floor) building, located fronting onto a main commercial street in Glossop.

The site is bounded to the rear by a service road area used for parking and back yards associated to neighbouring residential/commercial properties. The property sits between number 116 and number 124/126 Station Road, both mixed commercial/residential properties.

The site lies within the built up area boundary of Hadfield as defined in the High Peak Local Plan.

PROPOSAL

Currently the existing residential accommodation on the upper floors is accessed via the shop. The application seeks full planning permission for alterations to the front elevation removing the ATM and reducing the width of the shop window. This enables the installation of a door to serve the flat at first and second floor. Internally a stud wall will separate the access hallway to the flat from the retail floorspace that is retained at ground floor. A door way will be blocked, and the occupants of the residential accommodation will have a secure dedicated access, separated from the shop.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 – Sustainable development principles
S1a – Presumption in favour of sustainable development
S2 – Settlement hierarchy
S5 Glossopdale Sub-Area Strategy
EQ1 – Climate change
EQ6 – Design and place making
E4 – Change of use of existing business land and premises
CF1 Retail and Town Centres
CF6 – Accessibility by public transport

National Planning Policy Framework (2021)

Including sections -

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2018/0353 Outline planning for bungalow set at low level within site to rear –
Refused 2018

HPK/2008/0601 Replacement shop front – Approved 2008

HPK/2007/1001 Installation of external ATM machine – Approved 2008

CONSULTATIONS

Publicity

Site Notice expiry date: 16 June 2023

Neighbour consultation period ends: 1 June 2023

Public Comments

None received

Town / Parish Comments

N/A

AES Waste Services

No comments to make on the application

Highways Authority

No highway comments to make on the application

OFFICER COMMENTS

Principle of Development

As noted above, the application seeks full planning permission for alterations to the front elevation and internal works to separate access to the existing residential accommodation on the first and second floors (denying any access from within the ground floor shop). This will be achieved by creating a dedicated hallway accessed from the new door accessible from Station Road.

Policy H1 promotes the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose. The residential use is already established, and the ground floor retail unit is not affected by these proposals.

The location of the site is a sustainable town centre location and access to public transport, within the context of Local Plan policies the principle of the proposed development is acceptable.

Character of the Area / Design / Layout

The NPPF highlights that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

Local Plan policies S1 and EQ6 expect new development to contribute to a sense of place by taking account of the distinct character, townscape and setting of the area and securing high quality and locally distinctive design and amenity. The adopted Supplementary Planning Document on Residential Design 2005, also provides guidance on the approach to new residential development, and the factors which contribute toward local distinctiveness.

The application relates to the separation of the existing residential use, and this requires minimal internal alterations. The external alterations entail the removal of the ATM and the reduction of the size of the shop window. Both the shop front and ATM were subject to individual applications in 2008, the frontage of this premises has evolved over time and what is proposed is considered appropriate within a streetscape that comprises a diverse mix of residential and mixed uses.

The proposal therefore complies with the Local Plan design policies EQ6, S1 and S5 and those outlined in sections 2 and 12 of the NPPF.

Impact on residential amenity

The status quo remains the same in terms of lawful uses. There should be no impact or change, thus neighbouring uses should not notice any difference regarding the use of the building, but visually there will be the insertion of a door which will be noticeable within the public realm.

It is considered that the proposed development accords with the requirements of Policy EQ6 of the Local Plan.

Highways safety

The application site is located within Hadfield, close to all amenities, services and facilities including public transport, and there is plenty of unrestricted on street car parking located within close proximity of the site. There is existing private parking at the rear of the property. The Highway Authority raises no objections.

As such it is considered that the proposed development does not raise any highway safety issues and therefore accords with policy CF6 of the Local Plan and section 9 of the NPPF.

CONCLUSION / PLANNING BALANCE

It is considered that the proposed development would not be harmful to the character of the area nor adversely affect residential amenity, or highway safety. All other relevant planning matters have been satisfactorily addressed. The development therefore constitutes a sustainable form of development which accords with Local Plan policies S1 and S1a (sustainability) and the aims of sustainability running through the NPPF. As such it is recommended the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 24.6.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council