

DELEGATED DECISION REPORT

HPK/2023/0051
Valid 21/02/2023

9 SPINNEY CLOSE
GLOSSOP

TWO STOREY EXTENSION TO
THE REAR.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

9 Spinney Close is a terrace property of brick and cladding with a concrete tile roof. The property has 3 bedrooms, with a store room on the ground floor, which is considered too small to hold a modern car. The driveway can accommodate parking for 2 vehicles, although the kerb is only dropped wide enough for one vehicle.

At present the house is an 'L' shape with a small alcove to the rear. To the rear is a patio area, leading to a gravelled rear garden.

PROPOSAL

Planning permission is sought for a 2 storey rear extension, this will in-fill the existing alcove at the rear of the property to create a flush rear elevation. This extension will provide a dining room on the ground floor and create a bathroom on the first floor, allowing for the master bedroom to be enlarged. The property will remain a three bedroom dwelling.

The proposed extension will bring the eaves down to match the level of the existing dwelling. Tile hanging will be hung between the top of the ground floor bi-folding doors and the bottom of the first floor window to match the existing property.

Revised plans were received to correct a labelling error on the original plans. Moreover a certificate B has been completed as the development proposal are to attached to the neighbour. No changes were made to the proposal.

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

CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making

Section 12 Archiving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No Previous Planning History

CONSULTATIONS

Publicity

Site Notice expiry date: 22/03/2023

Neighbour consultation period ends: 21/03/2023

Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

LP Policy S 2 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 for Glossop. Therefore, the principle of the development is acceptable subject to consideration of the following matters.

Design

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.

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.

The Adopted Residential (SPD) (2005) chapter 9 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.”

The High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposed two storey extension will infill an existing gap of the ‘L’-shaped dwellinghouse. This will lower the eaves line of this portion of the rear elevation bringing them to match the remainder of the rear elevation. The ridge line will remain unaltered. The proposed extension is not set back from the rear elevation, however an existing pillar will provide visual distinction between the original dwelling house and proposed extension.

The window on the ground floor will be bi-folding doors to match those of the host building. On the first floor the window will be slightly narrower than those of the existing first floor. This is to provide further distinction to the original dwelling, while maintaining the same style as the window which it is replacing.

Overall despite the extension not complying with the adopted Design Guide, as it would not form a subordinate addition to the dwelling, the visual appearance of the extension will not jarr or form a visually dominant addition. As such the proposed two storey rear extension is considered acceptable in terms of design.

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 Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The rear elevation of the proposed extension will face the rear of no. 1 Cedar Close, the new windows will be located approximately 26m away from the rear elevation of No. 1 Cedar close. As this exceeds the 21m guidance distance no amenity concerns arise.

The proposed extension will infill a gap of the host dwelling and adjoining property no. 8 Spinney Close. The proposed extension will sit flush with the rear elevation of the host dwelling and original rear elevation of no.8. as such no overshadowing will occur. The proposed extension will equally not lead to any overshadowing of the northern adjoining neighbour no. 10 Spinney Close.

Therefore, there are no amenity concerns in regards to the proposed development.

Highway Safety

The application does not propose to reduce the existing off-street parking provision, nor does the application aim to increase the demand for parking at the application site by increasing the number of bedrooms at the property. As such there are no highway safety concerns and the existing level of off road parking will be maintained.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed development is deemed satisfactory in terms of design, amenity and highway safety. The application has been found to comply with the relevant policies put forward in the High Peak Local Plan and the National Planning Policy Framework. The application is therefore recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 3rd July 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council