

DELEGATED DECISION REPORT

HPK/2023/0142
Valid 21/04/2023

56, DUKE STREET,
GLOSSOP, DERBYSHIRE,
SK13 8DU

SINGLE STOREY EXTENSION
TO THE REAR AND LOFT
CONVERSION (ONE
ROOFLIGHT TO FRONT, ONE
ROOFLIGHT TO REAR)

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and visual impact on the Conservation Area
- Neighbour amenity

DESCRIPTION OF SITE

The application site is 56, Duke Street, Glossop, a stone and slate, end terrace property accessed via a driveway gap between this and the neighbouring property (number 58), with garden to the rear. The two-bedroom property has not been extended previously.

For the purposes of planning policy consideration, the application site is located within the Howard Town Ward and within Glossop Conservation Area (StJames character area), there are no protected trees which need to be considered or Listed Buildings nearby.



PROPOSAL

To erect a single storey rear extension that will project 2.5 metres off the rear elevation of the property. The new extension will be lean-to roofed, and the side wall run along the boundary, abutting the outhouse belonging to the adjacent property (number 54).



Originally an addition a dormer roof extension was proposed across the rear roof, it was agreed after discussion with officers to remove the dormer from the proposal and the loft conversion be served by a roof lights to the front and rear.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S5 Glossopdale Sub-area Strategy
EQ6 Design and Place Making
EQ7 Built and Historic Environment

National Planning Policy Framework 2021

Achieving Sustainable Development Chapter 2
Achieving Well Designed Places Chapter 12
Conserving and Enhancing the Historic Environment Chapter 16

Supplementary Planning Document

1. High Peak Design Guide
2. Glossop Conservation Area Character Appraisal SPD Adopted 2006
3. High Peak Residential Design SPD Adopted 2005

National Planning Policy Framework

Including sections -

12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 16 June 2023

Neighbour re-consultation period ends: 08 June 2023

Public Comments

No comments received.

Town / Parish Comments

N/A

Conservation Officer

No comments received

Highways

No objection

OFFICER COMMENTS

Principle of Development

The site is located in Glossop where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Visual Impact

Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Policy EQ7 requires the Council to conserve heritage assets in a manner appropriate to their significance.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that 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.

The principle of a single storey lean-to extension to the rear of a terrace within an urban setting, is not unusual. The original submission which included a rear dormer was removed from this proposal as there is only one dormer within the immediate vicinity of the site, and therefore cannot be considered a characteristic of the area.

The site is located within the Conservation Area, this makes for a sensitive setting, vulnerable to change. The adopted Character Statement for the St James area sets out that dormer windows are not acceptable, being uncharacteristic of the roofscape of the surrounding rows of terraced house. As originally proposed, the dormer was positioned on the end of the row of terraced houses, and therefore its visibility would have been apparent, especially because of the gap to the adjacent dwellings. The revisions to include a roof light on both the front and rear roof slopes would allow the profile for the roof plane to be retained, to the benefit of the character and appearance of the conservation area.

The proposed single storey extension will project 2.5 metres from the rear elevation of the existing dwellinghouse and extend the full width of the original dwellinghouse. The extension will be constructed of materials to match and will have a lean-to roof.

The proposed extension will appear subservient to the existing dwellinghouse due to it being single storey. The design and materials of the proposed extension will read as an addition and enhance the living conditions within the existing dwellinghouse.

The extension will be sited away from the highway, and it will not be visually prominent within the street scene. The side boundary is parallel to the neighbour's outhouse, notwithstanding the enjoyment of occupants of this property will not be compromised by the proposed development, it satisfies the 45 degree code.

Overall the development would sustain and enhance the conservation area and therefore complies with Policy EQ7 and the adopted conservation area statement.

Amenity

High Peak Local Plan Policies EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area or heritage assets by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on the conservation area character and amenity.

The proposed rear extension is located to the rear of the property, sited away from the public realm; it will accord with the 45 degree rule so will not adversely affect the amenity of neighbours.

Highway Safety

No issues arise from the proposal.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF. As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 4.7.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Council