

## DELEGATED DECISION REPORT

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HPK/2023/0194  
Valid 19/05/2023

1 CLIFFE ROAD  
GLOSSOP

PROPOSED SINGLE STOREY  
SIDE EXTENSION TO CREATE  
WC ACCESSED OFF EXISTING  
REAR PORCH

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Design
- Amenity

### DESCRIPTION OF SITE

1 Cliffe Road is an end terrace property of natural stone with slate roof. To the front the property has an existing porch structure. A track leading to no. 2 Morley street runs adjacent to the property. The rear garden of no. 1 Cliffe Road has decking which is raised up above the ground level.

### PROPOSAL

Planning permission is sought for a small extension to the existing rear porch. This small side extension will create a W/C. The extension is proposed to be of natural stone with slate tiles. The proposed extension will have a small side window.

### 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

HPK/0002/8472 – Two storey extension to form bedroom and kitchen APPROVED  
11/10/1989

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 14/06/2023

Neighbour consultation period ends: 12/06/2023

Press Advert: N/A

### **Public Comments**

Objections (0)

Neither (0)

Support (1):

'As immediate neighbour with shared access on Cliffe Road/Morley St, we are content that the proposed work will not negatively impact our access and fully support this planning application.'

### **Town / Parish Comments**

N/A

### **Environmental Health**

N/A

### **Derbyshire County Council Highways**

No highway safety comments to make.

## **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. Therefore, the principle of the development is acceptable subject to consideration of the following policy.

### **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 and of a high quality that responds 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 single storey side extension will extend beyond an existing rear porch extension. This will project beyond the side of the end terrace, bordering an access track leading to 2 Morley Street. The proposed extension will be finished in stone to match the dwellinghouse with a small side window facing over neighbouring fields. From Cliffe Road the extension will have minimal visual impact as it is set back from the made road, glimpses of the extension may be visible when approaching along Cliffe Road from the north-east.

Overall, the proposed extension will match the aesthetic character of the host dwelling. The proposed extension is therefore considered to be 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 proposed extension will have one side window facing over adjacent access track and field. As such the proposed window will not impact upon amenity. The proposed extension will boarder the access track to adjacent 2 Morley Street. Residents of 2 Morley Street have submitted supporting comments and are satisfied that the access to their property will not be negatively impacted. It is therefore considered that there are no amenity concerns.

### **Highway Safety**

No highway objections have been raised by DCC Highways. Further to this, residents of 2 Morley street are satisfied that there access will not be impeded. The proposed extension will neither increase demand for parking at the site, nor impact upon existing parking arrangements. It is therefore considered that the development doe not rai any highway safety concerns.

## **CONCLUSION / PLANNING BALANCE**

In conclusion the proposed development is considered to be in keeping with the character of the host dwelling and as such acceptable in terms of design. It is further considered be acceptable in terms of amenity and highways safety. The application is therefore recommended for approval.

**OFFICER RECOMMENDATION :    Approval**

**Case Officer: Rachel Robinson**

**Recommendation Date: 3<sup>rd</sup> July 2023**

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**