

DELEGATED DECISION REPORT

HPK/2023/0077
VALID 24/02/2023

22A, SUNLAWS STREET,
GLOSSOP, DERBYSHIRE,
SK13 8EQ

SINGLE STOREY SIDE AND
REAR WRAP AROUND
EXTENSION WITH
GREENROOF TO REAR AND
WINDOWS TO SIDE
ELEVATION (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Glossop as defined by the Local Plan policies map. The application site relates to a two storey end terraced property. The surrounding area is predominantly residential comprising predominantly terraced properties. The dwelling has a small yard to the front, driveway and garage to the side and linear garden to the rear. Sunlaws Street is located on a hill and as such the ridge line of the terraced properties generally follows the slope of the hill.

PROPOSAL

This application seeks permission for the construction of a single storey wraparound extension to the side and rear of the dwelling. The extension would project to the rear by 3m, and to the side by 1.7m. The extension would have a lean-to roof to the side, with an eaves height of 3.4m and maximum height of 4m. To the rear the extension would be flat roofed with an overall height of 4m. The rear extension would have a grass roof. The extension would provide an extended kitchen/dining room, utility room and shower room.

The scheme previously proposed the construction of a roof extension from hip to gable, with the construction of a rear dormer window. However, this element of the proposal has been removed. It is noted that the plans also show the addition of a ground floor and first floor window on the side elevation of the dwelling. It is noted that the ground floor window would be permitted development and the first floor window would only be permitted development provided that it was obscure glazed and high level opening only (1.7m above floor level)

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S5 Glossopdale Sub-area Strategy
CF6 Accessibility and Transport
EQ6 Design and Place Making

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No site specific history

CONSULTATIONS

Publicity

Site Notice expiry date: 06/04/23
Neighbour consultation period ends: 23/03/23
Press Advert: N/A

Public Comments

Two letters of representation received from a neighbour. Concerns initially raised with regard to accuracy of plans/boundaries. Concerns withdrawn following receipt of amended plans.

Town / Parish Comments

None received

DCC Highways

No highway safety objections

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Glossop as defined by the Local Plan Policies Map which is

located within the Glossopdale sub-area. Policy S5 seeks to promote sustainable growth within Glossopdale through promoting and maintaining the identity of its settlements. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. The principle of householder development in this location is considered to be acceptable.

The main considerations in this instance whether the design is appropriate, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

Further guidance for extensions is contained within the High Peak Residential Design Guide SPD (2005), and the Design Guide SPD (2018).

The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension results in a dwelling which is well designed in itself. The Design Guide SPD (2018), at 5.5, states that extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing. Paragraph 7.25 confirms that there is no tradition of timber boarding in High Peak.

The NPPF also seeks to deliver high quality design in development and, at paragraph 134, states that development which is not well designed should be refused.

The application, as amended, relates to the construction of a single storey side and rear extension. The existing dwelling is an end terraced property which is located within an area which is predominantly two-storey terraced in character.

The proposed single storey wrap around extension is relatively modest in scale and projection and would appear as a subservient addition to the host property. The single storey extension includes a lean-to roof to the side and flat roof to the rear. The extension comprising the lean-to roof would be visible from the street scene, however it is set back from the public highway and the inclusion of the lean-to roof would ensure that it would not appear incongruous to the host dwelling or prominent on the streetscene.

Following concerns raised, amended plans have been received which remove the earlier hip to gable roof extension and dormer window. The amended plans also show that the rear extension would be constructed from stone to match existing, rather than the earlier proposed timber cladding and render. Overall, it is considered that the extension would not harm the character of the dwelling or wider street scene.

Amenity

Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and 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.

The proposed rear extension would be sited adjacent to No.24 Sunlaws Street. That property has a single storey projection to the rear and the proposed development therefore would not result in the loss of light to principal openings to habitable rooms or overshadowing/overbearing on private amenity space.

The scheme does include a flat roof grassed roof where the plans initially showed access to. Access to the roof, for amenity use, would result in unacceptable overlooking to the private amenity space of neighbouring properties. However, amended plans have been received which show a Juliette Balcony to prevent direct access. A condition can be attached to ensure that the roof is accessed for maintenance only and not used as a terrace.

Proposed rear openings would face directly over the amenity space of the host and would not cause any overlooking towards the neighbouring property at number 24. Windows are proposed in the side elevation of the extension which include a high level window serving a WC, and a doorway. These windows would look directly toward windows and its rear amenity space at number 22. It is therefore recommended that they be obscure glaze. In respect of the windows proposed on existing side elevation, as noted above the ground floor window could be installed without the need for planning permission. However the first floor windows (serving a landing area) would need to be obscure glazed and high level opening only to meeting the requirements of Part 1 Class A of the General Permitted Development Order. This can be secured by condition.

Highway Safety

The proposal, as amended would not result in the increase in bedrooms. The scheme shows that two off street parking spaces would be retained which is considered sufficient to serve the dwelling as extended. DCC Highways have raised no objections to the proposals on highway safety grounds and as such the level of off street parking is considered to be acceptable.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would accord with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 24/07/23

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council