

DELEGATED DECISION REPORT

HPK/2023/0209
Valid 24/05/2023

**1, DINGLE CLOSE,
SIMMONDLEY, GLOSSOP,
DERBYSHIRE, SK13 6NL**

**PROPOSED GARAGE
CONVERSION WITH 2M
FRONT EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

The site relates to a two storey detached property which is located within a residential area. The site is accessed via a driveway from Dingle Close to the front and benefits from private amenity space to the side and rear.

The application site lies within the settlement boundary for Glossop as defined by the Local Plan policies map. For the purposes of planning policy consideration, the application site is located within the Simmondley Ward, and it is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.



PROPOSAL

Full planning permission is sought to convert the garage into living accommodation and extend it 2 metres forward into the driveway.

The single storey extension with pitched roof will enlarge the ground floor living space to this dwelling. Two rooflights will be inserted on the roof plane that faces away from number 2 Dingle Close.

The proposed palette of material finishes will be sympathetic to the host dwelling and be brick and tiled roof to match.

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
EQ6 Design and Place Making

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2021)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

DCC Highways

No comments received

Town/Parish Council

No comments received

Publicity

Site Notice expiry date: 16/6/2023
Neighbour consultation period ends: 15/06/2023

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies Glossop within the Glossopdale sub area 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

There are no design objections to the proposal. 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. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

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 proposed single storey extension will be added to the front of the existing garage. The extension will be constructed of materials to match and will have a pitched roof. The extension will be contained within the boundary of the site. Although it would project forward of the existing garage by 2m, due to the staggered nature of the properties, it would not project significantly further forward than the front elevation of the neighbouring property. Therefore, no adverse impact on the street scene would occur.

The extension of the existing garage located on the front elevation and replacing the flat roof with a pitched roof, would offer betterment and a visually improved development, thus the proposal would not cause adverse harm to the character and appearance of the streetscene.

The design and materials of the proposed extension will complement the existing dwellinghouse and will not appear visually prominent within the street scene. It is for these reasons that the proposed extension will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

Amenity

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

The application site is a detached two storey modern dwelling which is located within a row of properties on the eastern side of Dingle Close.

With regard to the relationship with No.2 Dingle Close, these two properties are slightly staggered. However the proposal adheres to the 45 degree code and would not have an adverse impact on the amenity of this property through overshadowing, overbearing or loss of daylight. No windows are proposed facing towards the neighbouring dwelling

CONCLUSION

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: APPROVAL

Case Officer: P. Twigg

Recommendation Date: 25.7.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council