

DELEGATED DECISION REPORT

HPK/2023/0197
Valid 17/05/2023

HILLSWOOD SIMMONDLEY
LANE
SIMMONDLEY
GLOSSOP

PROPOSED SINGLE STOREY
EXTENSION, INTERNAL
ALTERATIONS AND DORMER
WINDOW.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The dwellinghouse known as 'Hillswood' is a semi-detached property of red brick. 'Hillswood' has previously had a single storey side extension to form a flat roofed front porch and garage.

'Hillswood' benefits from a large gravel driveway within its curtilage providing off-street parking for approximately 3 vehicles. The garage provides a further off-street parking space for a 4th vehicle.

PROPOSAL

Planning permission is sought for a dormer window, side and rear extension. It is proposed to install a side facing dormer window, with 2 front facing Velux roof lights. Revised plans have been submitted proposing to clad the dormer window in hung tiles to match those of the existing roof. The side facing dormer will have one large window and one smaller window.

The existing front porch and garage will have a new hipped roof installed with tiles to match those of the existing dwellinghouse. The existing garage will be extended and wrap around the rear of the host dwelling to create a wrap around rear and side extension. This extension will form a utility, study and family room. It is proposed to include a side window and door serving the utility. To the rear a large section of glazed windows will provide light to the family room, French doors will provide access and light to the proposed study. The extension will have a hipped roof with tiles to match the host dwelling, the extension will also be finished in red brick to match.

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

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 14/06/2023
Neighbour consultation period ends: 13/06/2023
Press Advert: N/A

Public Comments

Objection (0)

Support (0)

Neither (1):

‘We are not comfortable with height of wall to the right of property. It’s already taken light away from our main living space and it is yet to be completed. Thank you for taking these comments into consideration.’

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, which 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

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.

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.

The proposed side and rear extension will add a hipped roof to an existing flat roofed structure. This is a marked improvement on visual design in comparison to the existing flat roofed structure. As such this will improve the aesthetic of the principle elevation.

The rear and side elements of the design will match the host dwelling in terms of materials and proportions. The proposed glazing mimics the vertical emphasis of windows on the original dwellinghouse.

The proposed dormer window is disproportionately sized compared to the roof of the host dwelling and risks unbalancing semi-detached property. However, the proposed dormer would be permitted under the rights provided by the GPDO (2015) with some minor alterations. Should the proposed side facing windows be obscure glazed the dormer would fit within GPDO guidelines. In order to protect neighbouring amenity (see amenity section below) these windows will be obscure glazed by condition. As such there is a valid fall back position for the granting of the dormer window.

Original plans proposed cladding to the original house. all cladding has been removed from revised plans. As cladding is not characteristic of the high peak area and is not present in the local street scene. As such the revised scheme, removing the cladding design elements are considered acceptable in terms of design. As such there are no design concerns.

It is noted that the timber cladding has already been installed to the dormer window. The amended plan proposes hanging tile and a condition requiring this to be changed within 6 months is recommended to ensure compliance with approved plans

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 front facing Velux windows are permitted under the GPDO (2015), as such have a valid fall back position for their installation. Furthermore they are situated approximately 30M away from no. 2 Hunters Lane opposite. As such they create no amenity concerns.

The proposed side facing windows will face existing Velux windows on adjacent property known as 'Runnymede'. These are less than the recommended 21M guidance distance. As such it is recommended that these are obscure glazed by condition.

It is proposed to install a side facing door and window serving the utility room. These are both less than 21M from the adjacent neighbour. However, these serve a utility space which is considered not to be a room in which substantial amounts of time will be spent. As such they raise no amenity concerns.

The proposed rear extension breaches the 45 degree guidance in regards to the adjoining neighbour no. 95. The proposed extension would need to be approximately 0.43M shorter to avoid breaching the 45 degrees. The proposed rear extension will extend 3.29M from the existing rear elevation. Should the application be refused the applicant could install a rear extension (not connecting to the side element) which could extend 3M from the rear elevation under GPDO (2015). As such there is a valid fall back position which would also block breach the 45 degree rule. Further to this the window/French doors in question is likely to serve dining area as in the main house. The potential loss of light is therefore felt to be minimal and as such no amenity concerns are raised.

Adjacent property 'Runnymede' has expressed concerns regarding a loss of light to their main living space. 'Runnymede' have constructed an extension as approved under HPK/2016/0170. This extended their living area, introducing both a roof light and large rear glazing. The proposed works will block some light to a side and north

facing window. As the window in question is north facing the light reaching this window will be minimal, reducing the impact of any potential reduction in light. Furthermore 'Runnymede' have ample other, south and east facing sources of light entering their main living area. Therefore the loss of light is considered to be minimal and as such there are no amenity concerns.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1.

Appendix 1 states that ... 4+ bedroom dwellings require 3 spaces per unit.

'Hillswood' is retaining its existing garage and all 3 driveway spaces. This is ample parking provision for the size of the proposed development. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 7th August 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council