

DELEGATED DECISION REPORT

HPK/2023/0300
Valid 21/07/2023

**5, SCOTTY BROOK
CRESCENT, GLOSSOP,
DERBYSHIRE, SK13 8UG**

**ERECTION OF A SINGLE
STOREY REAR EXTENSION,
ADDITION OF A GROUND
FLOOR WINDOW TO SIDE
ELEVATION, ADDITION OF AN
EXTERNAL DOOR TO SIDE
ELEVATION AND
REPLACEMENT OF ALL
WINDOWS AND DOORS**

(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 long driveway from Scotty Brook Crescent to the front and benefits from private amenity space to the 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 Old Glossop 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 construct a single storey rear extension with lean-to roof and three roof lights inserted to enlarge the ground floor living space.

The extension would project a maximum distance of 4m, be a maximum of 3.8 meters high, with eaves of 2.4 metres, and would be across the full width of the rear elevation of the property. It is proposed that the extension would be used as a family dining room, located off the kitchen.

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

In addition to the extension it is proposed to insert a door on the side elevation facing the neighbouring property (No7) to allow direct access into the utility room and also a new window to serve the kitchen on the side elevation that faces No.3.

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

No recorded planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/08/2023
Neighbour consultation period ends: 16/08/2023

Public Comments

No comments received

Town / Parish Comments

No comments received

Highways Authority

No objection

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 rear elevation of the existing dwellinghouse. The extension will be constructed of materials to match and will have a lean-to pitched roof. The extension will be contained within the boundary of the site.

The rear siting, and single storey nature of the extension would mean the proposal would not cause adverse harm to the character and appearance of the streetscene. The new doorway into the utility faces the blank side elevation of number 7 Scotty Brook Crescent, there will be no overlooking, and the door serves a non-habitable room.

The new ground floor window on the elevation facing number 3 will be set at a higher level to the path that runs along the neighbours boundary. It is unlikely that loss of privacy would occur due to overlooking into the kitchen through the new window by neighbours walking along their path, due to the ground level difference.



On balance, the development proposed is therefore unlikely to cause harm to the character and appearance of the host property.

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 sits between two detached dwellings, similarly positioned within individual plots, with a common rear building line. Neighbouring properties have already built conservatory and single storey extensions bringing in variation to that building line and this proposal would not be considered unusual or inappropriate.

The extension would not have an adverse impact on the amenity of neighbours through overshadowing, overbearing or loss of daylight and is compliant to the 45 degree code.

The fenestration changes have been positioned to have no impact on the amenity of neighbours - looking out onto a blank gable end or onto a gable that has windows at ground floor that are already obscure glazed.

CONCLUSION

In light of the above, the application has been found to constitute a sustainable form of development. It is considered that the extension and the fenestration changes have no impact on the public realm and does not adversely harm the amenity of neighbours and in line with Policies S1a and EQ6 and the NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 15.9.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council