

DELEGATED DECISION REPORT

HPK/2023/0307
Valid 24/07/2023

77, SHEFFIELD ROAD,
GLOSSOP, DERBYSHIRE,
SK13 8QJ

SINGLE STOREY REAR
EXTENSION WITH FLAT ROOF
AND LANTERN TO CREATE
ADDITIONAL LIVING SPACE

(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 mid-terrace property which is located within a residential area. The rear of the site is accessed through the house and benefits from private amenity space to the rear.

The dwelling has been previously extended at ground floor.

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 flat roof with a central lantern feature and connecting to the existing rear extension, to enlarge the ground floor living space.

The extension would project a maximum distance of 3.3m, joining onto the existing 4m extension, and would be across the full width of the rear elevation of the property. It is proposed that the extension would be used as an orangery.

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

HNT/2014/0004 Notification of proposed brick built extension with tiled roof incorporating Velux roof windows and aluminium sliding folding doors to rear elevation - Householder Notification - Prior Approval Not Req 13/05/2014

CONSULTATIONS

Publicity

Site Notice expiry date: 25/08/2023

Neighbour consultation period ends: 22/08/2023

Public Comments

Letter of support received from occupants of No.75 Sheffield Rd, stating:
This would be a boundary wall and provide me with more privacy and a wonderful sun trap.

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 harm to the character and appearance of the streetscene.

This proposal is probably at the threshold of what the site can accommodate while retaining an appropriate level of amenity space to not result in an overdevelopment of the plot. On balance, the extension is therefore unlikely to cause such 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 is terrace property sitting between 79 and 75. The proposed extension would significantly breach the 45 degree line from the rear windows of no.75. However, the occupant of number 75 welcomes the development as “This would be a boundary wall and provide me with more privacy and a wonderful sun trap”. This is how the existing extension currently operates along this boundary (bearing in mind that the existing extension already contravenes the 45 degree code). It is noted that the extension is single storey with a flat roof and overall height of c.2.42m, which does significantly reduce the impact, having regard to the fact that a 2m fence could be erected on the boundary for privacy without planning permission.



Number 79 have not commented, but they have a 4m extension and when a 45 degree line is drawn from midpoint of their concertina doors, the proposed extension complies.

Traditionally terraced housing had long outriggers, and this is effectively what is proposed here. There are no other neighbours in the area to consider in terms of amenity. Although the proposal does not comply with 45 degree guideline, overall, with support expressed, in this instance, exceptionally, for the reasons stated above it is considered that the development would not have an adverse impact on the amenity of neighbouring occupiers.

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: APPROVE

Case Officer: P. Twigg

Recommendation Date: 15.9.2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council