

DELEGATED DECISION REPORT

HPK/2023/0305
VALID 28/07/2023

22 CHURCH TERRACE,
CHURCH STREET,
GLOSSOP, DERBYSHIRE,
SK13 7RL

SINGLE STOREY EXTENSION
TO REAR OF PROPERTY
(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 two-storey mid-terraced property. The surrounding area is predominantly residential comprising a mix of dwelling types. The dwelling has a long front garden, with a long, narrow rear garden. The site does not have off street parking. The dwelling is set at a higher land level than Church Street. Land levels also drop west to east. The boundary of the Old Glossop Conservation Area lies to the rear, front and east of the application site.

PROPOSAL

This application seeks permission for the erection of a single storey extension to the rear of the dwelling. The extension would project from the existing rear extension by approx. 3m at a width of 3.5m. The scheme includes an almost flat roof design with a rear height of approximately 2.6m. The roof would have a flat velux roof light in the roof. The extension would be faced with roughcast render to match existing.

An extant planning permission for a single storey extension exists (HPK/2021/0574). The proposal is an alteration to that approved scheme.

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
- EQ7 Built and Historic Environment

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

HPK/2021/0574 - Single storey extension to rear of property and glazed roof lantern to existing roof – Approved – 04/03/23

CONSULTATIONS

Publicity

Site Notice expiry date: 02/09/23
Neighbour consultation period ends: 24/08/23
Press Advert: N/A

Public Comments

One letter of representation received raising concern with regard to surface water run-off and drainage.

Town / Parish Comments

None received

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 an 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.

Planning permission has been granted for a single storey rear extension to the property. This current application proposes an alternative scheme to that approval. The extant permission included an extension with a splay to the boundary with No.24, following the boundary line between the two properties. Furthermore, that approval also included a stepped footprint adjacent to No.20.

This current application would have the same projection and height as the extant approval. However, the scheme proposes a more conventional rectilinear footprint rather than the more contrived approval. This has been achieved by stepping in the extension from the boundaries. In design terms it is considered that the amended scheme represents an improvement to the earlier permission.

The siting to the rear is such that views of the extension would not be prominent from any public vantage points. There is a footpath to the rear of the property, which may facilitate views, although this is not heavily used and was not passable at the time of the site visit.

The use of roughcast render is appropriate in this instance and would match the existing dwelling.

The site falls outside of the Old Glossop Conservation Area (OGCA) boundary, although could be considered to be within its setting. Given the modest scale of the proposals, its siting to the rear and improvement to the extant permission, it is not considered that the development would have any harmful effect on the setting of the OGCA.

Amenity

Policy EQ6 requires development 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.

Terraced nature of the dwelling is such that development to the rear has the potential to affect neighbouring properties. There are differing land levels to the rear with the application site being at a higher level than No.24. No.24 has rear facing windows at ground floor level. As detailed above, the projection and height of the extension would match that of the extant consent. The extant approval would be constructed on the boundary, and follow the line of the shared boundary with No.24. The current proposals seek to off set the extension from the boundary with No.24, and this would represent a slight improvement to this relationship. As the relationship was deemed

to be acceptable previously, the current scheme is considered acceptable in this regard.

A new window in the side elevation has the potential for inward and outward views from/to No.20 and the shared alley. It is proposed that this window would be obscure glazed and as such no adverse amenity issues for neighbours or future occupiers would arise. The built relationship with No.20 is deemed to be acceptable and would not result in loss of light, overshadowing or overbearing due to the scale of the extension and its distance from windows.

Highway Safety

The proposal would not result in an increased demand for off street parking, and as such there would be no highway safety implications from the development.

Other Matters

Concern has been raised with regard to the effect of the development on drainage and increased surface water run-off. It is understood that the extension would have guttering which would connect to the existing surface water drainage network. Given the scale of the development it is not considered that such issues are determinative to this scheme and would be covered under Building Regulations.

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: 21/09/23

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council