

DELEGATED DECISION REPORT

HPK/2023/0269
Valid 01/08/2023

144 SHEFFIELD ROAD
GLOSSOP

SINGLE STOREY REAR
EXTENSION AND FIRST
FLOOR EXTENSION OVER
EXISTING FOOTPRINT

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design
- Highway safety

DESCRIPTION OF SITE

144 Sheffield Road is a semi-detached dwellinghouse of brick and concrete roof tiles. The dwellinghouse is set back from the road, shielded by mature tree growth around the property boundary. No. 144 has previously been extended with a single storey side/rear extension (HPK/2007/0345). The extension has a pitched roof, and functions as a separate living area, with lounge, bedroom and bathroom, not accessible internally.

A detached garage is located to the rear of the dwellinghouse, accessible via a drive way from Hurst Road. This driveway can accommodate 3 vehicles.

PROPOSAL

Planning permission is sought for a two storey rear extension and a first floor extension over the existing rear/side extension.

It is proposed to convert the existing extension into a kitchen dining area with utility. This existing ground floor extension will be extended a further 3.6M towards the west. This new ground floor extension will remain single storey. Over the existing extension a new bedroom is proposed with ensuite bathroom and home office.

A lantern rooflight is proposed for the new ground floor extension, with a flat roof. The new first floor element will have a gable pitched roof, with the ridge line set lower than that of the host dwelling. A single window will be located in the first floor, western elevation. A single larger window is proposed for the first floor eastern elevation. to the rear a single first floor window is proposed, on the ground floor bi-folding doors and a single window are proposed.

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

HPK/2007/0128 - Single Storey Extension To Form Living Accommodation
REFUSED 24/04/2007

HPK/2007/0345 - Resubmission Of Hpk/2007/0128 : Single Storey Extension To
Form Living Accommodation And Change Of Existing Single Storey Flat Roof To
Pitched Roof. APPROVED 20/06/2007

CONSULTATIONS

Publicity

Site Notice expiry date: 06/09/2023
Neighbour consultation period ends: 04/09/2023
Press Advert: N/A

Public Comments

None received

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

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.

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.”

Paragraph 9.4.1 continues that “Appropriate extensions to the roofline can be made by extending the main roof to the side (a ‘catslide’ roof) or by creating a secondary gabled roof at right angles. In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.”

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.

The proposed ground floor extension will extend 5M from the original rear wall of the dwellinghouse, and sit in line with the existing rear extension. While flat roofs are typically unfavourable across the High Peak, a pitched roof may lead to an overbearing impact upon no. 142. The proposed flat roof and lantern design is therefore considered acceptable.

The proposed windows across both the rear elevations ground floor and first floor extensions replicate the design of the existing windows which consist of narrow windows with a vertical emphasis. The proposed western elevation window mimics the design of the existing front elevation windows, as such is acceptable in design.

The proposed side window on the western elevation is at odds with other windows on the property, due to its horizontal emphasis. However, this window will not be visible from the street scene. Furthermore this window will provide light to an office and act as a high level window to protect the privacy of adjoining neighbours by preventing overlooking.

The proposed first floor extension has a pitched roof, coping that of the existing roof style. The ridge line is considerable lower than the host dwelling. This maintains the distinction between the original and extended portions of the dwellinghouse.

The front elevation of the proposed first floor extension is unusually blank. No front facing window is proposed. This is considered unfavourable in terms of design. However, the first floor extension is set back from both the street scene and principle elevation. this design flaw is therefore unlikely to draw the eye.

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 proposed ground floor extension will extend 5M from the original rear wall of the dwellinghouse, and sit in line with the existing rear extension. Adjoining property no. 142 have an existing conservatory extension which also extends 5M from their original rear elevation. The proposed extension will run along side no. 142 conservatory. The rear elevations of no. 140 and no. 142 are south facing. As such they benefit from optimum rear lighting, therefore the proposed extension will cause minimal light reduction due to the rear orientation.

Furthermore the conservatory of no. 42 has a solid brick wall facing the application site with a gazed roof and windows located high in the wall. As such there will be no overbearing impact as the proposed extension will face a predominantly blank wall. the flat roof will reduce any impact upon the glazed portion of the affected elevation.



To the rear the proposed works will overlook the rear gardens of properties along Fairways Close. The nearest elevation being approximately 27M away from any proposed windows. This is well over the guidance distance of 21M.

As noted above the side window facing the attached dwelling is at high level and raises no privacy concerns. No new windows are proposed in the front elevation. The side (and main) window in the master bedroom extension will face the rear gardens of no.146 and 148 but given the separation (which includes the intervening feature of Hurst Road) no particular privacy concerns are raised. There will be no direct views into the windows of these properties, given that they their rear elevations are at 90 degrees to the new window.

Overall it is considered that 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.

The application does not propose the creation of any further bedrooms to the property. an existing ground floor bedroom will be removed and replaced with a first floor room. There is, as such, no increase in demand for parking at the application site. the application site provides ample parking provision for the properties current demands. 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 : Approve

Case Officer: Rachel Robinson

Recommendation Date: 26th September 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council