

DELEGATED DECISION REPORT

HPK/2023/0019
Valid 21/02/2023

9 - 11 NORFOLK STREET
GLOSSOP

1. PROPOSED CHANGE OF
USE FROM MIXED USE OF
OFFICE AND DWELLING TO
HAIRDRESSERS WITH
BEAUTY ROOM AND 1 NO.
SEPARATE DWELLING
2. REPLACEMENT OF SHOP
FRONT
3. DEMOLITION OF REAR
CONSERVATORY AND
REPLACEMENT WITH SINGLE
STOREY PORCH EXTENSION
4. BLOCKING UP OF DOOR
AND REPLACEMENT OF
FIRST FLOOR WINDOW TO
SIDE ELEVATION

(FULL - MINOR)

MAIN ISSUES

- Principle
- Impact on character of the conservation area
- Impact on neighbour amenity
- Highways

DESCRIPTION OF SITE

The application site relates to an end terraced property located in Glossop. The property is currently a mixed use as a dog groomers, office with ancillary living accommodation. The site is located within Norfolk Square Conservation Area and is just outside of the Town Centre.

PROPOSAL

Consent is sought to change the use of the building to a hairdressers/beauty room with self-contained living accommodation. Both the hairdressers/salon and new dwelling will be accommodated over two floors. The hairdressers is proposed to occupy the front of the property and the dwelling is proposed to occupy the rear.

To the rear of the property it is proposed to demolish the existing glass extension and replace this with a solid extension. This extension will form a porch and become the entrance to the dwelling. The separate uses therefore have their own accesses.

The development also proposes a new shop front to match existing which involves replacing the windows and doors.

The development also included the consent is regularise the removal of the 2 chimney stacks. More specific details will be discussed further within the report.

New windows and doors and proposed to match existing on the East elevation.

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 5 Glossopdale Sub-area Strategy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport
EQ 7 Built and Historic Environment
H 1 Location of Housing Development
H 3 New Housing Development

National Planning Policy Framework

Section 5 and 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 27.04.2023
Neighbour consultation period ends:23.03.2023
Press Advert: 30.03.2023

Public Comments

None received within consultation period

Town / Parish Comments

None received within consultation period.

Environmental Health

No observations to make.

Derbyshire County Council Highways

No objections

OFFICER COMMENTS

Principle of Development

The application site is located within the built up area of Glossop, just outside of the Town Centre.

Policy S5 states that the Council will seek to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community. This will be achieved by:

Providing for the housing needs of the community by planning for sustainable housing and mixed use developments by:

- Supporting the development of new housing on sustainable sites within the built-up area boundary.

3. Encouraging the growth of local employment opportunities and supporting the diversification and growth of local business by:

- Safeguarding existing employment sites for industrial and business use unless specifically allocated for an alternative use.

The proposed development protects the existing business use at the property and also provides a separate dwelling. The site is considered to be located within a sustainable location and therefore the principle of the development is acceptable subject to other material considerations.

Impact on character of Conservation Area

Policy EQ 7 states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.

The Design Guide for Shop Fronts states that within Conservation Areas there will always be a strong presumption in favour of retaining traditional shop fronts, through repairs and restoration of original details. If a replacement shopfront is considered to be appropriate the general characters of other shopfronts in the street should be followed and traditional details reflected.

The development also includes a replacement shop front which involves replacing the existing windows and doors with new. The decorative features are to remain. The Conservation Officer required the plans to be provided in greater detail to ensure that the decorative features remain. An amended plan has been submitted which shows the decorative features. The Conservation Officer therefore has no concerns with this element of the scheme.

The proposed extension will be located to the rear of the property and is therefore considered to have minimal impact on the character of the Conservation Area. However, concerns were raised regarding the design of this extension. Subsequently amended plans were submitted which included stone quoins to the corners. The extension is now considered to have an acceptable design.

The development has also removed the 2 chimney stacks. This was considered to have a detrimental impact on the character of the Conservation Area and therefore it was requested that these chimneys be reinstated. Subsequently an amended plans has been submitted reinstating the chimney on the front section of the building. The Conservation Officer has no concerns with this element of the scheme.

Amenity and amenity of future occupier.

The proposed development will provide a hairdressers/salon to the front of the property with the self-contained dwelling to the rear. The main living space for the dwelling will be located adjacent to the shop floor of the hairdressers. Bedroom 2 is also located adjacent to the landing area/storeroom of the salon. As the dwelling could be occupied by someone with no association with the hairdressers/salon it is considered that the occupier of the new dwelling may be affected by noise nuisance. As such it is considered appropriate to attach a condition requiring details of a scheme for noise insulation between the commercial and residential premises to be submitted to the LPA, agreed and implemented before the dwelling is occupied.

The Environmental Health Department have been consulted on the proposal and raise no concerns. Compared with the previous use as a dog grooming salon and office above it is not considered that the proposed use a hairdressers/salon would have any additional impact on the amenity of the attached dwelling no 13.

The proposed extension to the rear of the building would project beyond the rear wall of the adjacent neighbour no 13 Norfolk Street. The extension would have a detrimental loss of light on a ground floor window on the rear of this neighbour. As this window serves a non-habitable room the loss of light would not warrant refusal of the application. As the extension is single storey the development is not considered to have a detrimental impact on the garden area of this neighbour.

As such the development is considered acceptable subject to conditions.

Highway Safety

The development does not propose to provide any designated parking for the dwelling or the commercial use. However, the site is location within a sustainable location close to the town centre as such the visitors to the site would not be reliant on the use of private motor vehicles and therefore the lack of designated parking would not warrant refusal of the application.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Rebecca Bowers

Recommendation Date: 13.10.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council