

DELEGATED DECISION REPORT

HPK/2023/0228
Valid 08/06/2023

38 WOODHEAD ROAD
GLOSSOP

ERECTION OF A SINGLE
STOREY REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

38 Woodhead Road is a brick built semi-detached dwellinghouse situated along one of the main roads out of Glossop. To the front the dwelling is of 2 storeys with a front garden and no off-street parking.

To the rear the dwellinghouse consists of 3 storeys as the drop in ground level allows for a lower-ground/basement floor. The application site continues to drop away to the rear of the curtilage. The application site also includes a large parcel of land in domestic use in association with no. 38.

PROPOSAL

Planning permission is sought for a single storey rear extension. Revised plans propose a 6M single storey extension to the rear, 3M in height. The proposed extension will have a flat roof, and roof light. The proposed rear elevation will have large bi-folding doors. The northern elevation will include one side facing window. the extension will be finished in red brick to match. The proposed extension will act as a kitchen extension.

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

Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 21/07/2023

Neighbour consultation period ends: 05/07/2023

Press Advert: N/A

Public Comments

None received

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 application site is practically within this built-up area boundary. Part of the site is in Open countryside. The section where the extension is proposed is completely within the relevant built-up area boundary, therefore the principle of the development is acceptable subject to consideration of the following policy.

The rear of the application site, a large field used for domestic purposes in relation to the dwellinghouse is within the open countryside. However, no changes are proposed to this aspect of the application site.

Design

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.”

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 rear extension is a revised scheme for a previous proposal. The original plans proposed a disproportionately large rear extension, of the same footprint as the ground floor of the host dwelling. The revised proposal offers an extension of a smaller scale.

The proposed extension currently proposed extension will again double the footprint of the lower-ground floor level. However it is smaller in size than the ground floor. Such a large extension would not typically be allowed under full planning permission. However in this instance the applicant has proposed the revised plans as having a PD fall back position under the householder notification/prior approval process laid out by the GPDS (2015). As this has been proven correct refusal based upon scale would be meritless.

The proposal is therefore considered acceptable in terms of design.

Amenity

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 rear bi-folding doors will face out onto the dwellings houses associated land. The boundary to the land is some 61M away from the proposed rear elevation. As such there will be no impact upon neighbouring amenity.

The proposed side window will face the mature boundary hedgerow. No.40 is on a higher ground level than the application site. As such the proposed side window will not lead to any overlooking or privacy concerns. Similarly due to the raised ground level the proposed extension will not cause any overshadowing issues and will not breach the 45degree guidance angle.

No 36 is located to the south of the application site, and a slightly lower ground level. As such there will be no loss of light to the rear elevation. no. 36 have located a shed against the boundary with no. 38. Should this shed not be in place there may be overbearing concerns. However, the proposed extension will be shielded by the existing boundary treatment and shed, preventing an overbearing impact.



Highway Safety

The application site has no off-street parking available at present. The proposed extension will not lead to an increased demand for parking at the application site. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

In conclusion a valid PD fallback position has been presented by the applicant which rendered the proposal acceptable in terms of design. The proposal has otherwise been found acceptable in regards to amenity and highway safety. As such the application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 10th October 2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council