

DELEGATED DECISION REPORT

HPK/2023/0357
Valid 22/08/2023

6 MEADOW RISE
SIMMONDLEY
GLOSSOP

CONVERSION OF GARAGE TO
HABITABLE
ACCOMMODATION WITH
EXTENSION OVER AT FIRST
FLOOR TO FORM BEDROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Highway safety
- Design

DESCRIPTION OF SITE

6 Meadow Rise is a two-storey detached dwellinghouse. The dwelling is constructed of brick and concrete tiles. The dwellinghouse has a large driveway to the front, and single storey, integral garage to the side. In total the driveway can host 3 vehicles, with a 4th in the garage. To the rear the ground level lowers create a stepped rear garden.

PROPOSAL

Planning permission is sought for a first floor extension and garage conversion. The existing garage will be converted into a gym, with a window replacing the existing garage door.

The first floor extension will create a master bedroom with ensuite. This will make the dwelling a 4 bedroom property. This proposed extension will have a lower ridge line than the host dwelling and will be slightly set back from the principle elevation. A window will be located on the front and one to the side (obscure glazed serving the ensuite). A Juliet balcony will be located to the rear.

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

HPK/0001/2545 -Amendment Of Details Of House Types And Garages APPROVAL

CONSULTATIONS

Publicity

Site Notice expiry date: 26/09/2023
Neighbour consultation period ends: 25/09/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

The proposal will remove the garaging facility and add an extra bedroom to the property with no additional on site parking being provided. This is likely to lead to additional roadside parking taking place on Meadow Rise; whilst this is not ideal and may lead to some inconvenience to other road users, this alone is not considered to represent an unacceptable highway safety issue which would warrant a highway authority objection to the application.

Based on the above comments, there are no highway objections to the application.

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

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 2018 (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 extension will have a lower ridge line than the host dwelling. The proposed front elevation is slightly set back from the principle elevation. This creates an effective subordinate appearance to the host dwelling in line with the High Peak Design Guide 2018 (SPD).

The proposed windows emulate the design and proportions existing windows on the host dwelling. To the rear the Juliet balcony takes proportions from the existing French doors to the rear.

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.

While the proposed extension will sit slightly in front of the rear elevation of no. 8 Meadow Rise, the 45 degree guidance will not be breached. As such there will be no loss of light to the rear of no. 8. A obscure glazed side facing window will be installed

to serve the proposed ensuite. There are no side facing windows on no. 8 at first floor level. As such there will be no breach of privacy.

The proposed Juliet balcony will face over the rear of the property. The ground, a Juliet balcony does not allow for residents to be seated at an elevated level, minimising amenity impact. This balcony will be approximately 21M from the rear elevation of no. 1 Stroth Meadow Rd, which is located on an angle from the rear elevation of the host dwelling. This is on the boundary of the recommended guidance distance, however as the balcony does not allow for external seating. As such it is considered that there is no amenity impact.

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.

Appendix 1 states that 4+ bedroom dwellings require 3 spaces per unit.

A parking plan has been provided demonstrating the provision of 3 off-street parking spaces. As such an adequate amount of parking is provided for the increase to a 4 bedroom dwelling, despite the loss of the garage. 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: 13th October 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council