

DELEGATED DECISION REPORT

HPK/2023/0368
Valid 29/08/2023

5 HAWKSHEAD ROAD
GLOSSOP

REAR, SINGLE STOREY,
LEAN-TO EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

5 Hawkshead Road is a detached dwellinghouse on a newbuild development. The dwelling is constructed of recon stone and slate. The dwelling is primarily of two storeys with a single storey integral garage. In addition to the existing garage there is a driveway with space for 2 vehicles.

PROPOSAL

Permitted development rights have been removed from the application site. As such planning permission is sought for a single storey extension which will extend 4M from the original rear elevation. The proposed extension will have a single pitched roof, with 2 velux roof lights.

The extension will be finished in stone and tiles to match the host dwelling.

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 -Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2014/0573 - Outline Planning Permission for Proposed Demolition of all Remaining Buildings and Redevelopment of Site to Provide up to 31 Dwellings APPROVED 27/06/2019

HPK/2019/0311 - Application for approval of Reserved matters (access, landscape, appearance, layout and scale) in relation to HPK/2014/0573 APPROVED 19/06/2020

HPK/2023/0200 - Lawful development certificate for proposed rear single storey, lean-to extension to create additional living space to the ground floor – PENDING

CONSULTATIONS

Publicity

Site Notice expiry date: 17/10/2023

Neighbour consultation period ends: 29/09/2023

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/a

Environmental Health

N/a

Derbyshire County Council Highways

None received

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.”

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 extension would not be attached to the existing single storey garage, allowing for a clear visual distinction between the original dwellinghouse and proposed extension. Furthermore the extension would sit slightly narrower than the main two storey element of the host dwelling, providing a subordinate appearance. The extension would feature a single sloped roof, which is seen as favourable over other potential options. Bi-folding doors are proposed, mimicking the appearance of the existing French doors.

As such there are no design concerns.

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 extension will face out on to field land to the rear, creating no amenity impact. To the north the proposal will be located a sufficient distance from the neighbouring property (no 6) as to not lead to any overlooking, or overshadowing concerns. The 45 degree guidance for sunlight will not be breached.

To the south no.4 will have an approx. 45degree cover by the proposed extension. This is on the boundary for the 45 degree sunlight guidance. However, as no. 4 is located south west of the application site, the loss of light will be minimal. As such there will be no amenity impact upon no. 4.

No side windows are proposed. As such there are no amenity concerns.

Highway Safety

The proposed extension will not increase demand for parking at the application site, nor will it reduce the current off-street parking provision. As such there will be no highway safety concerns.

CONCLUSION / PLANNING BALANCE

in conclusion the proposed extension is found to be satisfactory in terms of design, amenity and highways safety. The proposal has been found to comply with the relevant policies laid out by the NPPF and HPBC Local Plan. This application is therefore recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 17th October 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council