

DELEGATED DECISION REPORT

HPK/2023/0388
VALID 08/09/2023

19, PETER STREET,
HADFIELD, GLOSSOP,
DERBYSHIRE, SK13 1HD

EXTENSION AT FIRST FLOOR
OVER EXISTING INTEGRAL
GARAGE AND KITCHEN (FULL
- HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the development boundary for Hadfield, Glossop as defined by the Local Plan policies map. The application site relates to a two storey semi-detached dwelling located within a predominantly residential area comprising two storey dwellings of varying type. Peter Street has a slight gradient and, as such, the application dwelling is set lower than its semi-detached pairing (No.21). The dwelling has an existing single storey projection to the side. Adjacent to the side boundary of the site is an alley which serves the rear gardens/yards of the properties on Greenfield Street. The site has off street parking to the front and in an integral garage, and private amenity space to the rear.

PROPOSAL

This application seeks permission for the construction of a first floor extension over the existing single storey side projection. The extension would provide a bedroom with en-suite. Brickwork and tiles are proposed to match the existing property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy
- CF6 Accessibility and Transport
- EQ6 Design and Place Making

Supplementary Planning Guidance/Documents

- Residential Design (2005)
- High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/5026 – Bedroom Extension over existing garage – Approved – 22/12/95

CONSULTATIONS

Publicity

Site Notice expiry date: 18/10/23

Neighbour consultation period ends: 05/10/23

Press Advert: N/A

Public Comments

One letter of objection received:

The proposed extension, if it is a full height extension, will block out a significant amount of sunlight from the rear of our property at 23 Greenfield Street. This will cast a lot of shade onto our garden, conservatory and kitchen which already have little direct sunlight as a result of the existing side of the property at 19 Peter Street. The property at 23 Greenfield Streets has had uninterrupted enjoyment of light for more than 20 years and I believe this means we have acquired rights to light through the windows / apertures (Rights of Light Act 1959) in rooms used for every day living.

Town / Parish Comments

None

Ward Cllr Comments

Cllr Rob Baker - I have no objections to this application

DCC Highways

It is recognised that the proposed extension will increase the bedrooms at the property from 3 to 4 with no increase in on site parking provision being proposed. The site does appear to have space for 2 vehicles to park on the front drive along with one space within the garage. Should the additional bedroom generate a requirement for more parking provision, it is considered that additional parking can be accommodated on street without having an unacceptable impact on highway safety such that an objection could be sustained.

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

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hadfield as defined by the Local Plan Policies Map which is located within the Glossopdale sub-area. Policy S5 seeks to promote sustainable growth within Glossopdale through promoting and maintaining the identity of its settlements. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. The principle of householder development in this location is considered to be acceptable.

The main considerations in this instance whether the design is appropriate, whether any amenity issues would arise, and whether there would be an impact upon highway safety, and the impact upon trees.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

The High Peak Design Guide (2018), at paragraph 5.5 states that, *“All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*.

The High Peak Residential Design SPD (2005), at 9.0 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”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*.

The existing property is a fairly large detached property which is located within a predominantly residential area. The proposal seeks to construction of a first floor extension over the existing single storey side projection. It is proposed that the extension would be set back from the existing first floor building line, and would have a ridge height that is set lower than the existing. These measures would ensure that the proposed extension appears subservient to the existing dwelling, which would remain dominant.

The roof design would match that of the existing dwelling, while the design and proportions of new openings also reflect the host property. Overall, it is considered that the extension is appropriately designed with regard to the effect on the host dwelling.

The flank elevation of the dwelling is currently exposed within the streetscene. There is also a small alleyway immediately adjacent to the side elevation of the application site. The proposed extension would add to the overall mass of the dwelling and would be more dominant in the streetscene and from the alleyway compared to the existing. Nonetheless, the subservience of the extension would ensure that the extension would not be unduly harmful in this regard, while the property is also set back from Peter Street. Furthermore, the reduced ridge height would reflect a continuation of the existing stepped ridge heights between the application site and No.21. The effect on the streetscene would therefore be acceptable.

To ensure that the development harmonises appropriately, it would be appropriate to attach a condition requiring brickwork and tile materials to match the host dwelling.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The rear elevation of properties on Greenfield Street, a row of two storey terraced properties, face towards the flank elevation of the application site (particularly 23-27). A small alleyway separates the curtilages. The application site is also set at a slightly higher land level than those properties. The extension would be visible from ground floor and first floor openings of these properties. The distance from the nearest rear window at ground floor level would be in the region of 13m, with the nearest first floor window being approximately 14.5m from the development. It is considered that these distances would be appropriate to ensure that the effect on outlook would not result in adverse effects to amenity, while the effect on light would not be significant.

With regard to overshadowing to amenity areas, as identified above there is an existing alleyway between the development and the rear gardens of Greenfield Street. This separation ensures that the development would not be overbearing. Furthermore, the rear gardens of No.23-27 all have outbuildings sited at the end of their gardens. This is the area which would be most affected by the additional built form and overshadowing onto these buildings would not have an adverse effect on amenity.

The scheme includes a new opening to the front elevation which would face over public land and would not give rise to overlooking or loss of privacy. A new en-suite opening is proposed to the rear which has the potential to overlook rear gardens on Greenfield Street. However, the plans indicate that the opening would be obscure glazed which would ensure that overlooking would not arise.

Highway Safety

The proposal would result in an uplift of bedrooms at the site from 3 to 4 bedrooms. The front curtilage includes a driveway which has sufficient capacity to provide for 2 off street parking spaces. There is also opportunity for additional parking to be provided within the retained garage. Nonetheless, DCC Highways are satisfied that any additional parking demand at this site could be accommodated on street, without causing harm to highway safety. On this basis, no highway safety issues are anticipated.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would accord with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 31/10/23

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council