

## DELEGATED DECISION REPORT

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HPK/2023/0385  
Valid 08/09/2023

2 HOBHILL MEADOWS  
GLOSSOP

REPLACEMENT OF ALL  
EXISTING TIMBER DOORS  
AND WINDOWS WITH  
HERITAGE-SENSITIVE  
TIMBER COMPOSITE DOORS  
AND UPVC WINDOWS ON A  
LIKE-FOR-LIKE BASIS.

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Heritage – conservation area
- Design

### DESCRIPTION OF SITE

No. 2 Hobhill Meadows is a 2 storey semi-detached property, constructed as part of a new housing development approved in 1995. The dwelling has timber, cream finished, windows to the front and rear. Timber doors in a sage finish are located to the front and rear.

### PROPOSAL

Planning permission is sought for the replacement of the existing timber windows with upvc windows. the proposed pvc windows will have the same appearance as the existing timber windows, and will have a cream finish.

It is also proposed to replace both the front and rear timber doors with composite doors, in a sage finish.

### 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  
EQ 7 Built and Historic Environment  
CF 6 Accessibility and Transport

## **National Planning Policy Framework**

Section 4  
Section 12  
Section 16

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/0003/3563 - Eight Detached Houses APPROVED 20/01/1995

HPK/0003/6217 - Nineteen 2 And 3 Bedroomed Houses With 38 Parking Spaces  
APPROVED 05/08/1997

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 17/10/2023  
Neighbour consultation period ends: 05/10/2023  
Press Advert: 12/10/2023

### **Public Comments**

None Received

### **Town / Parish Comments**

N/a

### **Environmental Health**

N/a

### **Derbyshire County Council Highways**

N/a

### **HPBC Conservation Officer**

No objection subject to conditions

## **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 and heritage**

Section 16 Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The proposed upvc windows will be matching in design to those which are currently in place. A number of other properties on Hobhill meadows have previously received planning permission for a similar final upvc design. Adjoining property, no. 4 being such an example. As such the proposed windows will not harm the wider conservation area, or street scene.

The doors to the front and rear are proposed as similar in final design to that which are currently in place. The sage colour finish will be retained at the front doors. the rear door, which can be seen from the road, will be sage, replacing the existing cream colour. Hobhill Meadows features a variety of door types, varying in material, some timber, with other replaced with composite. External door visible in the street scene around no. 2 vary in colour also. Examples of other doors visible from no.2 are blues, greens, creams and browns. As such the introduction of sage front and rear doors will not harm the street scene of wider conservation area.

The Conservation Officer has raised no objection to the application subject to conditions requiring details of material finishes, colours, joinery, methods of opening, fixtures and fittings etc. However, these details have already been provided in the application and have been assessed as being acceptable above. Therefore these conditions are not necessary.

### **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.

While existing doors and windows are proposed for replacement, no additional openings are proposed. As such there will be no impact upon the amenity for neighbouring properties.

### **Highway Safety**

The proposal will not impact upon highway safety.

### **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 :    Approval**

**Case Officer: Rachel Robinson**

**Recommendation Date: 31<sup>st</sup> October 2023**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**