

DELEGATED DECISION REPORT

HPK/2023/0384
Valid 08/09/2023

14 HOBHILL MEADOWS
GLOSSOP

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

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Heritage – Conservation area
- Design

DESCRIPTION OF SITE

14 Hobhill Meadows is a detached dwellinghouse located within the whitfield conservation area. No 14 is part of a 1990's housing development within the Glossop built-up area boundary.

The application site is of 2 storeys, with a front porch. To the rear is a conservatory which fronts onto the rear curtilage.

PROPOSAL

Planning permission is sought for the replacement of the existing timber windows and door with upvc. It is proposed to replace the existing windows with mock upvc windows in a cream finish. The front door will be replaced with a new composite door in a cream finish. The rear door will be unchanged.

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

HPK/2002/0800 - Formation Of Bedrooms In Existing Loft Store Room With Velux
Windows APPROVED 22/01/2003

HPK/2006/0607 – rear conservatory REFUSED 19/09/2006

HPK/2006/0923 - Resubmission Of HPK/2006/0607 For Proposed Rear
Conservatory APPROVED 31/01/2007

CONSULTATIONS

Publicity

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

Public Comments

Neither (0)
Objection (0)
Support (1)
- We support the application, and agree that appropriate uPVC window frames
should be an alternative available to homeowners within the conservation
area.

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

N/A

HPBC Conservation Officer

Objection – insufficient heritage statement

7th November 2023 – No objection following revised heritage statement

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.

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.

Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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 windows are similar in appearance to those which are existing, they will mimic the existing appearance and colour. Many other neighbouring houses have previously received approval for and installed upvc windows of a similar nature. As such there are no design concerns.

A revised heritage statement was received in order to satisfy NPPF Para 194. The conservation officer has found the revised statement satisfactory to demonstrate no harm will come to the conservation area or near by listed buildings. As such there are no heritage 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.

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

Highway Safety

The proposal will not impact upon highway safety.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design, heritage, 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 the application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 7th November 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council