

DELEGATED DECISION REPORT

HPK/2023/0308
Valid 24/07/2023

22 TARNSIDE FOLD
SIMMONDLEY
GLOSSOP

EXTENSION AT FIRST FLOOR
OVER EXISTING INTEGRAL
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design

DESCRIPTION OF SITE

22 Tarnside Fold is a detached dwellinghouse in Simmondley, Glossop. The host dwelling is finished in yellow brick and upvc cladding and windows. The dwellinghouse has a gable roof, with a flat roofed integral garage.

No. 22 is characteristic of the street scene which is made up of a number of detached dwellinghouses of a similar or identical architectural style. A number of dwellings along Tarnside Fold have had previous alterations. Alterations along the street scene include first floor side extensions, the introduction of bay windows and porch extensions.

PROPOSAL

Planning permission is sought for a first floor extension over the flat roofed garage. the side extension will have a gable roof, with Velux roof lights to provide extra internal light. The side extension will remove one existing side window, and making smaller the remaining side facing window. A new first floor window will be introduced on the front elevation of the extension providing light to a new bedroom. A window will also be located to the rear of the extension, serving an ensuite bathroom.

The proposed windows will complement the style of those existing. Revised plans replace the existing upvc cladding with render. It is also proposed to render the proposed extension.

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

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 06/09/2023
Neighbour consultation period ends: 21/08/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

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.”

It is proposed to create a 4th bedroom over the existing single storey garage. The proposed extension will mimic that of others in the street scene (no 16 and 18). A pitched roof is proposed, which will create a visual improvement upon that of the existing flat roofed garage. While the ridgeline is not lowered, not the front elevation set back from the garage below. However the existing garage is significantly set back from the principle elevation of the host dwelling. This brings some distinction between the host dwelling and proposed extension and is found acceptable.

The proposed window take design notes from the proportions of the existing windows throughout. As such they are found to be acceptable.

It was initially proposed to replace the existing cladding with render, and render the proposed first floor extension. While render is not characteristic of the High Peak, some nearby properties have small elements of render on otherwise brick frontages. However, entirely rendered houses are not the predominant character of the area. An amended plans has been submitted with the render omitted and the extension shown to be finished in brick to match the main house.

As such the proposal is considered acceptable in terms of design.

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 first floor window on the front elevation will face over the rear garden of no.9 Tarnside Fold. This window will not directly face any side windows of no. 9, creating no amenity impact upon the neighbouring dwelling. To the rear is Simmonds Lane, the nearest property of which is well above the recommended 21M guidance distance creating no amenity concerns.

The proposed extension will overshadow existing side facing windows on no.20. The first floor window is obscure glazed, and so it assumed to serve a bathroom. The ground floor window appears to be secondary window to a galley type kitchen. As such a limited amount of time is considered to be spent in this room. The overbearing impact is therefore negligible, and will not impact upon neighbouring amenity.

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.

The proposal will create a 4th bedroom at the property, increasing the demand for off-street parking at the site. A parking plan has been provided showing the intent to expand the existing driveway to fit 3 cars. As such the required amount of off-street parking will be provided for.

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: 9th November 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council