

DELEGATED DECISION REPORT

HPK/2023/0366
VALID 20/09/2023

51, SCOTTY BROOK
CRESCENT, GLOSSOP,
DERBYSHIRE, SK13 8UG

SINGLE STOREY REAR
EXTENSION AND INTERNAL
ALTERATIONS TO AN
EXISTING DWELLING (FULL -
HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Glossop as defined by the Local Plan policies map. The application site relates to two-storey detached dwelling. The surrounding area is predominantly residential comprising two or two and a half storey detached properties. The site has off street parking located to the front and private amenity space to its rear.

PROPOSAL

This application seeks permission for the erection of a single storey extension to the rear of the dwelling. The extension would be full width (8.53m) which would project by 3m. The extension would have a lean to roof with height to eaves of approximately 2.7m and maximum height of approximately 3.5m. The extension would provide an open plan kitchen/dining/lounge area.

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

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 18/10/23

Neighbour consultation period ends: 12/10/23

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No Highway safety comments to make

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Glossop 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 subject to consideration of the main issues.

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

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 application relates to the erection of a single storey extension to the rear of the dwelling. The extension would project by 3m and be full width. The extension, due to its modest height and proportions is considered to represent a modest and subservient addition to the host dwelling, which would remain the dominant element of the property.

The single storey and rear siting of the extension means that the proposals would not be prominent from public vantage points and therefore no harm to the character and appearance of the streetscene would arise. The proposals can be carried out with the property retaining sufficient private amenity space so as to not result in an overdevelopment of the plot.

The scheme proposes materials to match which is considered to be appropriate.

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 application site is a detached property. The proposed extension would be sited adjacent to the boundary with both adjoining properties albeit set in from the site boundaries. To the rear of the adjacent dwellings are ground floor rear windows which appear to be principal opening serving those rooms. No 53 has a conservatory along the shared boundary with the application site.

The extension at 3m in projection is relatively modest and would replace existing structures to the rear. The proposed height of the extension is also modest. The extension does not project beyond the conservatory at no.53 and is located to the north of the property to the other side. As a result no loss of direct sunlight would occur.

Given the existing relationship and the scale of the development, it is not considered that the proposed extension would result in an adverse impact on amenity of neighbouring properties through loss of light to habitable rooms.

Principal windows would face along the garden of the application site and would be appropriately spaced from any windows opposite as to not result in a loss of privacy. No side windows are proposed and therefore no privacy issues are raised to either side as a result no overlooking would arise from the single storey extension. Appropriate amenity space would also be retained for future occupants of the application site.

Highway Safety

The proposal would not result in an increased demand for off street parking, and as such there would be no highway safety implications from the development. There are no objections from DCC Highways in this regard.

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: 14/11/23

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council