

APPEAL STATEMENT OF CASE FOR THE APPELLANT

69, Manor Park Road, Glossop,
Derbyshire, SK13 7SH

MPD Built
Environment
Consultants Ltd

Statement of Case

Appeal against Planning Refusal

Planning reference HPK/2023/0203c

for new draught lobby and garden wall to front elevation

at

69, Manor Park Road,

Glossop, Derbyshire,

SK13 7SH

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MPD Built Environment Consultants Limited

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1. INTRODUCTION

1.1 This Statement of Case has been prepared on behalf of Mr S Draper (“the Appellant”) and is submitted in support of an Appeal against the refusal of planning permission by High Peak Borough Council (“the Council”) by decision dated 12 September 2023 in respect of an application referenced HPK/2023/0203 seeking approval a new draught lobby and garden wall to front elevation (“the Appeal Proposal”) at 69, Manor Park Road, Glossop, Derbyshire, SK13 7SH (“the Appeal Site”).

1.2 The Decision Notice records that the application was refused for the following reason:

The proposed development, by reason of its siting and design, would result in a form of development which would fail to preserve or enhance the setting of adjacent listed buildings and the Old Glossop Conservation Area. The existing dwarf wall, and visual relationship contributes positively towards the setting of the adjacent listed buildings, its removal in lieu of the proposed porch would visually detract from this relationship negatively affecting views. Furthermore, the porch would disrupt the visual uniformity of the semi-detached pairing and street which is to the detriment of the character and appearance of the area. The proposal would cause less than substantial harm to the significance of designated heritage assets and in the absence of public benefits to outweigh that harm would therefore be contrary to Policies S1, S1A, S5, EQ6 and EQ7 of the High Peak Local Plan 2016, and relevant paragraphs under Chapter 12 and 16 of the NPPF.

1.3 The Appellant considers this reason for refusal to be without merit.

1.4 This statement should be read in conjunction with the original application drawings which accompany the Appeal submission, and which include the following:

- 2319.01 Existing Part Ground Floor and Site Plan;
- 2319.02 Existing Elevations; 2319P.11 Rev A
- Proposed Part Ground Floor and Site Plan;
- 2319.12 Rev A Proposed Elevations;
- 2319.13 Rev A Proposed Elevations;
- Existing Site Plan;

- Proposed Site Plan; and,
- Existing Site Location Plan

- 1.5 It is considered that the Appeal Proposal complies with the relevant Development Plan policy and will not result in a form of development which would fail to preserve or enhance the setting of adjacent listed buildings and the Old Glossop Conservation Area and would cause less than substantial harm to the significance of designated heritage assets.
- 1.6 This Statement sets out the Appellants case and concludes that the Appeal Proposal is of merit and that planning permission should be granted.

2. APPEAL SITE AND SURROUNDS

- 2.1 The application site is situated within the settlement boundary of Glossop, Derbyshire, as outlined by the Local Plan policies map. Located on Manor Park Road in the Old Glossop area, the site is approximately half a mile from Glossop town centre and less than a quarter of a mile from the A57 Sheffield to Manchester main road.
- 2.2 The immediate setting of the site is predominantly residential, flanked by dwellings on its north and south sides. To its immediate north lies a Grade II listed building, the Former Tabernacle Chapel, which has been converted to residential use. Further north of that is another Grade II listed building, the Northern Glass Works, accompanied by attached gates and railings.
- 2.3 The eastern side of Manor Park Road, where the site is located, is mainly residential in character, comprising two-storey terraced and semi-detached properties. However, it's worth mentioning that the area within a 500 sq.m. radius of the site is diverse, encompassing office accommodation, public houses, and industrial sites, as well as public amenity spaces. On the opposite western side of Manor Park Road lies Manor Park, a protected major park included in the Local Plan and part of the Old Glossop Conservation Area.
- 2.4 The Appeal site comprises a two storey, semi-detached dwelling which is located on the eastern side of Manor Park Road. To the side the property is a small dwarf wall running along its northern boundary. Access to the site is facilitated via Manor Park Road, a well-maintained road

that also serves several other nearby dwellings. Vehicular parking is available on the highway. The architectural legacy of the area features predominantly sandstone external walls for both buildings and boundary walls, with structural openings often adorned with stone heads and sills. Notably, earlier properties feature stone mullions, adding to the area's distinct character.

- 2.5 The site is conveniently located within walking distance to local amenities, including shops and a railway station, and is less than a quarter of a mile away from a primary school. While the site itself doesn't share a boundary with the Old Glossop Conservation Area, it is adjacent to it, as well as to several Grade II listed buildings.

3. APPEAL PROPOSAL

- 3.1 The Appeal Proposal comprises the erection of a single storey 2.13 x 1.5m draught lobby and the erection of a 600mm boundary wall to separate the front of the property (front garden) from the pavement to the public highway.
- 3.2 The draught lobby itself has been designed using coursed stonework and slat roof to match the existing and adjoining dwellings.
- 3.3 The draught lobby has been designed very much subserviently to the existing dwelling and takes up less than 45% of the frontage of the dwelling whilst its height is entirely proportional to the dwelling with the roof terminating the upper floor structural opening cill level. This has enabled a more vertical than squat appearance to suit the tall structural openings to the dwelling, emulating these in the design of the structural openings to the new draught lobby.

4. PLANNING HISTORY

- 4.1 HPK/2023/0203, new draught lobby and garden wall to front elevation, refused on 12 September 2023.

5. RELEVANT PLANNING POLICY

National Planning Policy

- 5.1 In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) 2023. The following paragraphs are considered to be relevant.
- 5.2 Paragraph 38 confirms that Local Planning Authorities should approach decisions on proposed developments in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.
- 5.3 Paragraph 47 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions.
- 5.4 Paragraph 54 advises that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.
- 5.5 Paragraph 55 advises that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 5.6 Paragraph 119 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.7 Paragraph 124 highlights that Planning policies and decisions should support development that makes efficient use of land, taking into account:
 - a. The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b. Local market conditions and viability;
 - c. The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

- d. The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e. The importance of securing well-designed, attractive and healthy places.

5.8 The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

5.9 Paragraph 130 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.10 Development should:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 5.11 Paragraph 199 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.12 Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

High Peak Local Plan (Adopted 2016)

- 5.13 Policy S 1 Sustainable Development Principles states that the Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area. This will be achieved by (the relevant propositions):
- *Meeting most development needs within or adjacent to existing communities;*
 - *Making effective use of land (including the remediation of contaminated land and reuse of brownfield land), buildings and existing infrastructure;*
 - *Taking account of the distinct Peak District character, landscape, townscape, roles and setting of different areas and settlements in the High Peak;*
 - *Protecting and enhancing the natural and historic environment of the High Peak and its surrounding areas including the Peak District National Park;*
 - *Providing for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations;*
 - *Minimising carbon or energy impacts associated with development according to the principles of the 'energy hierarchy' by minimising the need for energy through the appropriate siting, orientation and design of new buildings; the use of renewable energy sources and ensuring building construction and other forms of development address the challenge of climate change by meeting high environmental standards with particular regard to energy efficiency, water efficiency, use of sustainable materials, encouraging waste reduction, recycling, including where appropriate the local- or on site-sourcing of building materials;*
 - *Further mitigating the impacts of climate change by seeking reductions in greenhouse gas emissions across the High Peak; in particular through supporting the delivery of renewable*

and low-carbon forms of energy (either via stand-alone installations, or installations integrated within new/existing developments), where this is considered acceptable against all other Development Plan Policies as a whole;

- *Requiring that all new development addresses flood risk mitigation/adaptation, ensuring for example that sustainable drainage systems are considered at the outset within proposals (and to comply with legislative requirements);*
- *Seeking to secure high quality, locally distinctive and inclusive design in all development that can be accessed and used by everyone including disabled people;*

5.14 This policy also states that development should be *designed to be sustainable; seek to enhance the environment; have regard to both its direct and indirect cumulative impact over the longer term; and should provide any necessary mitigating or compensatory measures to address harmful implications.* New development should make effective use of land and buildings and be located in sustainable locations in line with the Settlement Hierarchy in Policy S2.

5.15 Policy S 1a Presumption in Favour of Sustainable Development states that *when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.*

5.16 Policy S 2 Settlement Hierarchy Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:

Market Towns - Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge are defined as 'Market Towns' and will be the main focus for housing, employment and service growth, consistent with maintaining and where possible enhancing their role, distinctive character vitality and appearance.

5.17 Policy S 5 Glossopdale Sub-area Strategy states that *the Council will seek to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its*

settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community. This will be achieved by: 1. Promoting and maintaining the distinct identity of the settlements which make up Glossopdale by: Protecting and enhancing the historic environment and Ensuring the redevelopment of industrial legacy sites reflects their historic character.

5.18 Policy EQ 6 Design and Place Making states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. This will be achieved by (the relevant propositions):

- *Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes,*
- *Requiring that development on the edge of settlement is of high-quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park,*
- *Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features,*
- *Requiring that development achieves a satisfactory relationship to adjacent development and does 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.*

5.19 Policy EQ 7 Built and Historic Environment states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7.

5.20 Particular protection will be given to designated and non-designated heritage assets and their settings including: Listed Buildings, Conservation Areas, Historic Parks and Gardens, Scheduled Monuments Archaeological Sites or heritage features, Heritage trees and woodlands, locally listed heritage assets. This will be achieved by (the relevant propositions):

- *Requiring all works that could impact on a heritage asset or its setting or sites with the potential to include assets, to be informed by a level of historical, architectural and archaeological evidence proportionate to their significance and sufficient to understand the potential impact of a proposal, and*
- *requiring proposed developments that affect a heritage asset and / or its setting, including alterations and extensions to existing buildings, to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.*

Residential Design SPD 2005

- 5.21 The SPD states that design implications of more sustainable design will need to be balanced with other design issues established in the guide.
- 5.22 The document adds that extensions should be designed so as to be subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.
- 5.23 The SPD states that domestic extensions should be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties. They must have regard to the orientation of adjacent homes, the number and position of windows and land levels. Excessive overshadowing of neighbouring habitable rooms windows, glazed doors and private garden/amenity areas should be avoided. It includes that in most cases the simpler the porch, the better. Usually a gabled form is preferred, although a lean-to roof may be better on post war houses.

High Peak Design Guide SPD 2018

- 5.24 Porches must be appropriate to the property and well designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases, an internal porch is the better solution.

Old Glossop Conservation Area Appraisal

- 5.25 The Conservation area Appraisal states that *20th Century Twentieth century development in the conservation area is characterised by the extension of traditional properties, the conversion of non-domestic buildings to residential use and the knocking through of small cottages to create larger single dwellings. Minor alterations on buildings throughout the area include the replacement of traditional windows and doors with modern materials and designs.*
- 5.26 On boundary treatments it adds that *stone boundary walls are a significant unifying townscape element throughout the conservation area and the wider landscape. The majority are of coursed gritstone and of a traditional dry-stone construction. The height of walls varies though typically they are of one or two metres. The majority define rear boundaries, though front boundary walls are a feature along Wesley Street where garden frontages predominate and a stone wall defines the waterway.*

6. THE APPEALANTS RESPONSE TO THE REASON FOR REFUSAL

- 6.1 This section sets out the Appellants response to the reason for refusal and provides justification for the Appeal Proposal. The reason for refusal gives rise to the following issues:

The proposed development, by reason of its siting and design, would result in a form of development which would fail to preserve or enhance the setting of adjacent listed buildings and the Old Glossop Conservation Area.

The existing dwarf wall, and visual relationship contributes positively towards the setting of the adjacent listed buildings, its removal in lieu of the proposed porch would visually detract from this relationship negatively affecting views.

Furthermore, the porch would disrupt the visual uniformity of the semi-detached pairing and street which is to the detriment of the character and appearance of the area.

The proposal would cause less than substantial harm to the significance of designated heritage assets and in the absence of public benefits to outweigh that harm would

therefore be contrary to Policies S1, S1A, S5, EQ6 and EQ7 of the High Peak Local Plan 2016, and relevant paragraphs under Chapter 12 and 16 of the NPPF.

Impact upon the Old Glossop Conservation Area

- 6.2 The Officer's reports states that the application proposals *would break the general uniformity and character of the street scene which in turn would have a negative effect on the character and appearance of the setting of the Conservation Area.*
- 6.3 The Appeal Site is located outside the Conservation Area, adjacent to Manor Park. According to the Conservation Area Appraisal, the architectural importance of the conservation area then as it is now is in the range of domestic and early industrial vernacular buildings including a number of surviving yeoman's cottages from its early agricultural and industrial origins. Its medieval core is based around the Market Square and Cross, and it retains a significant cluster of buildings including former farmhouses, yeoman cottages, cottages with integral workshops and workers terraces.
- 6.4 The Appeal Site, on the other hand, is located on Manor (Park) Road, which was the entrance to Old Glossop from the Sheffield Turnpike. It is not located near the medieval core, but rather adjacent to Manor Park to the south of the Conservation Area.
- 6.5 Manor Park is a large and green open space that although formal in use (first as the grounds to Glossop Hall and now as a public park) is informal in the overall quality of the space. Views into the park from within the village are limited by its tree-lined boundaries, as are views of the village from the Park. Its contribution to the character of the conservation area is in its planting and tree-lined boundaries, which create a sense of enclosure along Manor Park Road and provide a backdrop to the village when viewed from higher land to the north.
- 6.6 The minor nature of the works proposed translates into a localised effect which would not lead to a detrimental impact upon the setting of Manor Park, nor would it alter the characteristics of the key elements listed above which contribute to the character of the Conservation Area.
- 6.7 The proposed lobby represents a minor change in the context of the street scene and the dwarf wall would follow the alignment of the proposed lobby. Both would use materials similar to the

host property. Similar boundary walls are present along the street and boundary walls are characteristic of the adjacent Conservation Area. There is a similar lobby present at number 73.

- 6.8 Overall, it is considered that the effect on the character and the appearance of the area would be very limited, and the Appeal Proposal would not adversely affect the significance of the Conservation Area. The Appeal Proposal is in accordance with Policy EQ 6 and EQ7 of the Local Plan and Chapter 12 and 16 of the NPPF 2023.

Impact upon Listed Buildings

- 6.9 The Officer's report states that the wall *is similar to a wall on the northern side of the front boundary of the LB. These walls help to frame the symmetry of the front elevation of the building and contribute positively to its setting. The proposed removal of the wall in itself would have a negative effect on the setting of the listed building.*
- 6.10 The former Tabernacle Chapel now converted to flats (The Coppice) sits adjacent to no. 69 although significantly set back from the front elevation. The building is Grade II Listed (List Entry No. 1384279) and Historic England provide the following details in the listing entry:

'Former Tabernacle chapel, now commercial premises. Dated 1860, with C20 extensions. Ashlar gritstone to front elevation, (gable onto street), with chiselled and draughted margins. Watershot masonry to side elevations, rear not accessible. Slate roof. PLAN: simple rectangular space with galleries, now floored. EXTERIOR: symmetrical, 3 bays. Gable wall with coping to eaves and stone finial, with small semi-circular opening above plaque dated 1860; cornice bands and rusticated quoining. 1st floor: 3 tall round-headed 16-pane windows in ashlar stone surrounds with recessed aprons (above sill band). Ground floor: low plinth with 2 round-headed doorways with blocked fanlights flanking central round-headed blocked window; all have panelled ashlar surrounds. Doors are fielded and panelled. Side elevation: regular 4-window range with plain lintels to 1st and ground floors with the east window blocked on left elevation. INTERIOR: ground floor retains most of its Art Nouveau stained glass, cast-iron columns and flagged floor but only one of the 2 original staircases. This rises from the extreme right of the main entrance and ascends in 2 flights to the upper floor (now used as storage). Elaborate ceiling roses and stucco cornices remain. Originally listed

with earlier chapel to north, (now known as Northern Glass Works, attached walls and railings), (q.v.).'

- 6.11 The listing above does not mention the boundary wall which is in the ownership of no. 69 on Manor Park Road. Furthermore, it is clear that the wall with number 69 is much smaller and of a different design than the opposite one. Furthermore, not only the two sections of wall already exhibit signs of incongruence but their original significance was lost when the Chapel was converted to residential and the front yard converted into a parking drive, with the front section of wall removed to enable access.
- 6.12 It is considered that the small section of wall, with a lack of notable features and details doesn't not contribute to the setting of the Listed Building and its removal would not lead to a negative effect.
- 6.13 The Officer's report also states that *the proposed porch would obscure views towards both Listed Buildings when approaching from the south. While when approaching from the north the porch would project closer to the public highway creating an incongruous form of development which would detract from visual relationship with the listed buildings. Furthermore, the porch would visually disrupt the visual balance between the property and listed building neighbour.*
- 6.14 The Tabernacle Chapel is set back from the existing building line and views from the southern approach are already obscured. Furthermore, by virtue of the modest projection and height of the proposed lobby and the setback from the highways' edge, views onto Northern Glassworks will also not be obscured by the proposal. From the northern approach the proposed lobby would be seen in the context of an existing and similar lobby present at number 73.



Fig 1 – Visualisation of proposed lobby from the southern approach

- 6.15 The proposal would not lead to less than significant harm being caused to the designated heritage assets and is in accordance with Policies S5, EQ 6 and EQ7 of the Local Plan and Chapter 12 and 16 of the NPPF 2023.

Impact upon Host property

- 6.16 In relation to the host property, the Officer's report states that *the application dwelling, and its semi-detached pairing are modest and unassuming in appearance and have a balanced rhythm in terms of position of openings and ratio between openings and stonework. This would be unduly disrupted by the proposed development which would be to the detriment of the character and appearance of the host dwelling and its semi-detached pairing.*
- 6.17 In this context it is important to reference the Town and Country Planning (General Permitted Development) (England) Order 2015 which in Class D allows the erection or construction of a porch outside any external door of a dwellinghouse if certain conditions are met.
- 6.18 Whilst condition number three is not met by the Appeal proposal, as the lobby is within 2 metres of the front boundary of the curtilage of the dwellinghouse with the highway, the other two conditions are materially met and had the front garden been larger, the proposal would have

been permitted development. In such case, the front lobby could have been added to the semi-detached pair without resulting in a detrimental impact character and appearance of the host dwelling and its semi-detached pairing.

- 6.19 Yet the Council's argument doesn't concern itself with such aspects and their potential impact upon highways safety (which is considered to be acceptable) but rather relies on aspects of height, scale, design and rhythm for its reasoning, all of which in fact materially comply with the GPDO. It is our view that the Council's argument is flawed and the proposal would not cause a detrimental impact the character and appearance of the host dwelling and its semi-detached pairing. The Appeal Proposal is accordance with Policy EQ 6 and EQ7 of the Local Plan and Chapter 12 and 16 of the NPPF 2023 as well as the Policies in the Design Guide and Residential Design SPDs.

Proposal's benefits

- 6.20 The Officer's report states that *I fail to see clear and convincing justification that any public benefit will outweigh the harm currently imposed.*
- 6.21 However, adding a front porch, particularly a draught lobby as described, can offer significant advantages. In the Derbyshire climate, where winters can be rather cold and summers quite variable, a draught lobby serves as a thermal buffer between the external environment and the interior of the home. This minimises the inflow of cold air during the winter and hot air during the summer, reducing the need for additional heating or cooling, thereby lowering energy consumption and associated costs. The stonework material, in this case, also offers thermal mass, meaning it can absorb, store, and later release heat, serving as a natural temperature regulator.
- 6.22 The design elements such as the porch's vertical alignment and structural openings that are proportional to the existing dwelling not only serve aesthetic functions but can also influence the airflow and natural light. A well-designed porch can enable more controlled ventilation, reducing the reliance on mechanical ventilation and thus lowering electricity usage.
- 6.23 The proposal will minimise the carbon or energy impacts associated with development and further mitigate the impacts of climate change. These benefits and policy support should have

been taken into account by the Council in their decision-making process. The proposed draught lobby aligns with Policy S 1 and S1a of the High Peak Local Plan (Adopted 2016).

7. CONCLUSION

- 7.1 The Appeal Proposal seeks to obtain permission for the construction of a single storey porch (lobby) to the front elevation and erection of a small stonework wall. The Proposal also proposes the removal of the existing wall along the northern boundary of the site.
- 7.2 As outlined in this Statement the Proposal does not result in a development form which would fail to preserve or enhance the setting of adjacent listed buildings and the Old Glossop Conservation Area, and no harm would be caused to the significance of designated heritage assets. Existing views would be retained and the character and appearance of the host property retained. The Appeal Proposal is compliant with Policies S5, EQ6 and EQ7 of the High Peak Local Plan 2016, and relevant paragraphs under Chapter 12 and 16 of the NPPF.
- 7.3 On the other hand, the proposal generates benefits which should be taken into account and are compliant with Policies S1 and S1A of the High Peak Local Plan 2016.
- 7.4 For the above reasons we consider the proposal to be acceptable and therefore respectfully request this Planning Appeal to be allowed.

END