

DELEGATED DECISION REPORT

HPK/2023/0487
Valid 16/11/2023

25 RYECROFT MANOR
PARK ROAD
GLOSSOP

APPLICATION FOR
VARIATION OF A CONDITION
5 FOLLOWING GRANT OF
HPK/2022/0247

(FULL - MINOR)

MAIN ISSUES

- Tree Protection

DESCRIPTION OF SITE

25 Ryecroft Manor Park Road a grade 2 listed building. The early 19th century house is of dressed millstone grit with ashlar dressings with a hipped Welsh slate roof. Previously used as offices the building has converted back to a single dwelling in 2017. At this time a single storey rear orangery extension was added to the property.

The property is accessed via a sweeping private driveway from the south-west corner of the curtilage. This driveway also provides access to an alcove in the south east corner of the site which is enclosed by trees on three sides. This area is currently used for occasional parking.

The majority of the application site is located within the Old Glossop conservation area a section of the site, comprising of this alcove and driveway is just outside of the conservation area.

Opposite the site is Manor Park, a large scenic area of grass land, bordered with trees, used for recreation and leisure activities. Other properties on Manor Park Road are made up of a combination of traditional detached stone dwellings, brick and render terraces and red brick semi-detached properties.

PROPOSAL

Planning permission is sought to vary condition 5 of Planning approval HPK/2022/0247. HPK/2022/0247 granted planning permission for a detached two-storey annex. The current application wishes to vary a condition 5 following examination of the tree roots and ground conditions during construction.

Condition 5 stated:

5. The development shall be carried out in complete accordance with the recommendations of the tree report submitted with the application
(Tree_Report_AIA_FD1- MPG-05-22)

The proposed variation will change the method/construction statement from the previously approved tree report.

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
EQ 9 Tree, woodland and hedgerows
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed and beautiful places
Section 15 – conserving and enhancing the natural environment
Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/7697 – For proposed conversion of barn/stable to dwelling, with extension and vehicular access. APPROVED 22/11/2018

HPK/0002/6011 – Change of use from residential to accountants office/residential
APPROVED 18/12/1987

HPK/0003/0421 – Proposed two storey rear extension APPROVED 23/05/1991

HPK/2004/0661 – Change of use back to a dwelling APPROVED 25/08/2004

HPK/2017/0181 – Proposed change of use from offices to a single dwellinghouse
APPROVED 06/06/2017

HPK/2017/0334 – Proposed single storey rear orangery extension and internal alterations APPROVED 21/08/2017

HPK/2017/0361 – Proposed single storey rear orangery extension and internal alterations APPROVED 21/08/2017

HPK/2017/0495 – Removal of internal masonry wall REFUSED 28/11/2017

HPK/2022/0247 – Construction of a detached two-storey residential annex
APPROVED 20/01/2023

CONSULTATIONS

Publicity

Site Notice expiry date: 28/12/2023

Neighbour consultation period ends: 14/12/2023

Press Advert: 28/12/2023

Public Comments

None received

Town / Parish Comments

N/a

Environmental Health

N/a

Derbyshire County Council Highways

No Highway Safety Objections

HPBC Conservation Officer

No comments to make for heritage

HPBC Arboricultural Officer

No objection to this, the methodology is sound.

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.

The proposed alteration to condition 5 will have no impact upon the design, heritage or amenity as originally assessed under HPK/2022/0247. This report will therefore only assess tree protection.

Trees

LP Policy EQ 9 states that the council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient pr species-rich hedgerows from loss or deterioration.

The HPBC arboricultural officer has reviewed the new tree report, including revised method statement. The arboricultural officer raises no objections to the proposed changes and finds the new methodology to be sound. Therefore there are no concerns regarding tree protection.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed changes to the tree report have been found satisfactory. No further changes are proposed to the approved plan. It is recommended that the proposed variation of condition 5 is approved.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 8th January 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council