

DELEGATED DECISION REPORT

HPK/2023/0482
Valid 08/11/2023

THE OLD GARAGE ALBERT
STREET
HADFIELD
GLOSSOP

RE-SUBMISSION OF
HPK/2023/0147 AS THE
EXISTING WALLS ARE IN
NEED OF RE-BUILDING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway safety

DESCRIPTION OF SITE

The application site known as 'The Old Garage' is a semi-detached, one bedroom property. To the front of the main dwelling sits a derelict red brick and stone built garage structure with monopitch roof. This garage blocks pedestrian access to the dwellinghouse, which can only be accessed via the adjoining driveway. The dwelling house itself is also built of stone and slate with upvc windows.

The site is located within the Glossop built-up area boundary. 'The Old Garage' neighbours the Willow Bank rest home, with Lambgates health centre nearby. Opposite the application site is the Albert Street car park, providing free parking to residents and visitors to the local area.

PROPOSAL

Planning permission is sought for the removal of the flat roof of the garages and replacement with a pitched roof with 3 front facing Velux roof lights. The garage roof will have a pedestrian door to the front, next to the vehicle door. The pitched roof allows for the creation of a 2nd bedroom on an upper floor. The garage will provide off-street parking for 2 vehicles.

A small linking structure is proposed to link the garage with the existing dwellinghouse. The link structure will have a window on each side, one facing the adjoining driveway of the neighbour, the other facing an inner courtyard.

This application follows a similar extant permission granted under HPK/2023/0147. This proposal includes the rebuilding of the walls of the existing garage structure.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ6 Design and Place Making
CF6 Accessibility and Transport

National Planning Policy Framework 2023

Achieving Sustainable Development	Chapter 2
Promoting Sustainable Transport	Chapter 9
Achieving Well Designed and Beautiful Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0444	Proposed demolition of existing garage, erection of semi-detached house, proposed windows and doors to rear of existing house (Approved 04/12/2013)
HPK/2023/0147	Remove existing flat roof and replace with pitched roof with velux roof lights to create room in roof with link from house to garage (Approved 17/07/2023)

CONSULTATIONS

Publicity

Site Notice expiry date: 29th December 2023
Neighbour consultation period ends: 6th December 2023
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

See comments in connection with HPK/2023/0147

OFFICER COMMENTS

Principle of Development

The site lies within the built-up area boundary of the larger village of Hadfield, on a site not constrained by any statutory designation. The principle of household extensions and alterations is thus acceptable, and in any event has been established by virtue of the extant permission granted under HPK/2023/0147.

Design Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 135 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

Flat roofs are typically considered poor design and are uncharacteristic of the High Peak. The proposed pitched roof will improve the design as viewed from the street scene, creating a dwelling which is more characteristic of the local area. The submitted plans, consistent with those approved under HPK/2023/0147, show the introduction of Velux roof lights which are more sympathetic than more unsympathetic dormers originally proposed under the previous application, and will allow adequate light to the proposed first floor bedroom while not compromising the surrounding street scene.

The introduction of a new garage door, with pedestrian entrance door incorporated will allow for pedestrian access to the host dwelling. This is considered an improvement on the existing entrance which is only accessible via the adjacent driveway, outside of the curtilage. This will alter the street scene, with no clear division between the vehicle and pedestrian doorway. However, this will provide an

adequate access within the curtilage of the host dwelling, mitigating the minor visual concerns.

It is also proposed to create a link between the garage and host dwelling. This will have a pitched roof and consist as materials to match the host dwelling. It will not be visible from the street scene and does not cause any concerns.

This application proposes the replacement (rebuilding) of external walls associated with the current garage structure. There are no objections to this providing that a suitably worded condition is applied which requires the specific detailing of replacement stone to be agreed prior to construction.

Having regard to the above, and that the proposals are consistent with those approved under the extant permission granted under HPK/2023/0147, the proposals are considered to be acceptable with regards to its scale, height, mass, and visual appearance and align with design principles set out under LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The proposed link structure will have 2 windows, one on either side of the proposed boundary wall, causing no amenity concerns. The north facing window will face directly onto the driveway of adjoining property. It is recommended that this window is obscure glazed to protect neighbouring amenity, particularly as they walk in and out of the dwelling.

The proposed front facing roof lights will face onto the Albert Street Car Park, a significant distance from any nearby residential dwellings. As such there are no amenity concerns.

The proposed development will increase the roof height of the existing garage by approx 2.8m. The overall ridge line will still be lower than that of attached dwelling. The proposed garage development sits south-eastward of the attached dwellinghouse. The increased roof height may block some light to the front elevation of the adjoining dwelling. However, the front elevation of the old dairy also faces east, which allows the dwelling to benefit from the sun natural orientation, having

the morning sun reach all front facing windows. Whilst light will be restricted due to the increased height, it is noted that Willow banks lies beyond the site and to the south of the site on elevated land,. Therefore this existing situation will already restrict the amount of sunlight due to the presence of Willow banks. As such the potential amenity impact is considered, on balance, to be acceptable.

Willow Banks is nursing/care home. There are a number of windows on Willow banks, adjacent to the application site which may be overshadowed by the proposed increase in roof height. However, these windows are all north facing and do not naturally receive much sunlight. The proximity of the existing garage to these windows will already block some daylight from these windows. Although the increase roof height will have some adverse impact on the windows, it is noted that a number of the windows serve toilets and offices, which as non habitable rooms would not be unduly affected. There is one bedroom window which would be affected, but not to a significant degree to warrant a refusal of this application. The amenity impact upon Willow Banks is therefore, on balance, considered to be acceptable.

In light of the above and consistent with analysis carried out in connection with the extant permission granted under HPK/2023/0147, the proposals are considered to preserve the amenity of all neighbouring properties and surrounding uses, in accordance with LP Policy EQ6, the Residential Design Guide SPD and paragraph 135 of the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Paragraph 114 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

Paragraph 115 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

This application seeks to turn a 1 bedroom dwelling house into a 2 bedroom dwelling. 1.5 off-street car parking spaces are therefore required. The garage on site will allow for 2 vehicles to parking within the curtilage. There is also a large, free public car park located opposite the application site, which allows for safe guest/visitor parking. DCC Highway have raised no objections to the proposal. As such there are no highway safety concerns, and the application is judged to accord with LP Policy CF6 and relevant paragraphs under Chapter 9 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application proposes extensions and alterations to an existing property on a site which is not constrained by any statutory designations, which is consistent with those approved under HPK/2023/0147, which whilst not implemented, remains extant. The only change with this latest proposal is that the external walls of the garage would need to be re-built.

Subject to a condition that requires the exact specifications of the material to be agreed prior to construction, the proposals would continue to be acceptable with regards to design and appearance, and would not result in any harm to neighbouring residential amenity or highway safety.

As such, the application is considered to amount to a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 18th January 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council