

DELEGATED DECISION REPORT

HPK/2023/0519
Valid 30/11/2023

11 HAYWARDS CLOSE
GLOSSOP

TWO STOREY EXTENSION
AND ALTERATIONS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity
- Car Parking

DESCRIPTION OF SITE

The application site comprises a two storey detached dwelling house situated within a substantial plot. Properties in Haywards Close are located in an elevated position but 11 Haywards Close is setback from the road and is less prominent in the street scene than the neighbouring properties. It has a substantial driveway that slopes downward from Haywards Close leading to the property. The property, in part, backs on to Ramsden Close and there is a woodland to the south.

PROPOSAL

The application proposes the construction of a two storey extension on the southern elevation to create additional living space comprising a lounge, utility and shower room at ground floor level and two bedrooms above. It is proposed to remove the existing conservatory on the eastern elevation and enlarge the ground floor living accommodation creating a dining room and snug.

The extensions would facilitate the reconfiguration of rooms at ground floor and first floor level including additional bathrooms, bedrooms and storage space. It is understood that the extension will facilitate inter-generational living at the property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 04.01.24
Neighbour consultation period ends: 04.01.24

Public Comments

None

OFFICER COMMENTS

Principle of Development

The application seeks planning permission for extension and alterations within the curtilage of an residential property. The property lies within the built-up area of Glossop which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to facilities and services.

As such, the principle of development is acceptable, subject to a detailed assessed of all relevant planning considerations.

Design

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. Chapter 9 of the Residential Design Guide SPD contains the following guidance relating to domestic extensions and alterations that are relevant to the assessment and determination of this application:

9.0 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.

9.1 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.

Chapter 5 of the more recently adopted Design Guide SPD contains further guidance in connection with proposed residential extensions and alterations, with the following paragraphs considered to be relevant:

5.5 All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

Two storey side extension

The two storey side extension measures 11.5m wide and 4m deep at ground floor level. At first floor level the extension is 8.8m wide. The two storey extension has a pitched roof with a ridge height of 8m and 5.5m at the eaves. The extra floor space at ground floor level has a lean-to/ mono pitch roof and is 2.7m to eaves.

The materials would match the existing brick and roof tiles. Windows and doors are proposed on all elevations, including full length windows on the front (west) these would be uPVC.

Single storey rear extension

The single storey extension is 9m wide and 3m deep. The extension has a mono pitched roof which is 3.6m where it joins the main dwelling house and 2.7m to eaves. The materials would match the existing brick and roof tiles. Windows and doors are proposed on three of the elevations and four rooflights, these would be uPVC.

The proposed extensions and alterations are considered an appropriate size and scale and is subordinate to the original dwelling house. The proposals therefore comply with policies S1 and EQ6, the Residential Design Guide SPD and 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 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The site benefits from being detached property which is located centrally within a spacious plot therefore the potential for any residential amenity impacts on

neighbouring properties is minimised. The closest property is 10 Haywards Close and the proposed extension will be on the rear (southern) and side (eastern elevation) away from No. 10 which is on the northern boundary and the existing distances between the properties (8m), separated by a pedestrian footpath and boundary treatments, will not alter as a result of the proposals.

The site also backs onto properties on Ramsden Close, the nearest points on the closest property (12 Ramsden Close) is over 21m away and the proposed extensions are further away with intervening vegetation providing screening. Therefore there are no residential amenity implications from the proposed extensions in terms of overlooking, overbearing, overshadowing or loss of light.

The application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Highway Safety & Car Parking

The property has an existing garage and extensive driveway (25m+ in length) to the front of the property can accommodate more than three parked vehicles.

The application is therefore considered to be acceptable having regard to LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

For the reasons set out in this report, it is considered that the proposal is an acceptable design and will not result in any adverse amenity impacts. Accordingly the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 23.01.24

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council