



Land at Spire Hollin, Glossop

Planning Statement

On behalf of Mr. and Mrs. Eccles

January 2024

Planning Statement

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Planning Statement

1 Introduction

- 1.1 Q+A Planning Ltd ('Q+A') has been appointed by Mr and Mrs Eccles to produce a Planning Statement to accompany a full planning application for a new dwelling on land at Spire Hollin, Dinting Road, Glossop.
- 1.2 The purpose of this Statement is to describe the application site and its surroundings, to provide details of the proposed development and the general design principles/concepts which have been applied, to identify the key benefits of the application scheme, to review the planning policy framework, and to consider the overall 'planning balance' of the scheme.
- 1.3 Detailed research and updated investigations/surveys have been carried out by a professional team of consultants on behalf of the applicant. In addition to this Planning Statement, the other documents submitted in support of the planning application, in accordance with the relevant national and local validation requirements, are set out in Table 1.1.

Table 1.1: Application documentation

Document	Author
Planning Statement	Q+A Planning Ltd
Design and Access Statement	Artform Architects
Ecological Appraisal	Rachel Hacking Ecology
Arboricultural Assessment	Cheshire Woodlands
Landscape Design Document	CW Studio Landscape Architects
Highways Note	Eddisons

- 1.4 Table 1.2 lists the plans and drawings that have been prepared by Artform Architects and CW-Studios to accompany the application.

Table 1.2: Application drawings

Drawing Title	Drawing Reference
Site Location Plan	SPH/PL/002
Existing Site Plan	SPH/PL/001
Proposed Block Plan	SPH/PL/100
Proposed Site Plan	SPH/PL/101
Proposed ground floor plan	SPH/PL/102
Proposed first floor plan	SPH/PL/103
Proposed south elevation	SPH/PL/104
Proposed north elevation	SPH/PL/105
Proposed street elevation	SPH/PL/106
Proposed east elevation	SPH/PL/107
Proposed west elevation	SPH/PL/108
Proposed site section	SPH/PL/109
Proposed Rear 3D Rear	SPH/PL/110

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Structure of Planning Statement

1.5 The remainder of the Statement is structured as follows:

- Section 2 describes the application site and surroundings, and provides a summary of the relevant planning history;
- Section 3 provides further details of the proposed development;
- Section 4 sets out the planning policy context, having regard to the National Planning Policy Framework (NPPF), the development plan, and other material considerations;
- Section 5 assesses the application against the NPPF and relevant development plan policy and demonstrates that the proposed development accords with those policies; and
- Section 6 summarises our conclusions.

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2 Site Description and Planning History

Application site and surrounding area

- 2.1 The application site measures approximately 0.09 hectares and occupies a vacant rectangular-shaped plot of land within the settlement boundary of Glossop. The site is located between Spire Hollin to the north and the rear garden boundary of 20 Dinting Road to the south.

Figure 2.1 Aerial view of the site



- 2.2 Spire Hollin is a single-track road which rises steeply from Dinting Road and leads to a gated field access to the site. The site occupies an elevated position above Dinting Road with a steep slope and change in levels from north to south of approximately 9 metres.

Figure 2.2 Image of the site entrance from Spire Hollin looking south towards Dinting Road



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- 2.3 There are a number of mature trees along the eastern boundary, none of which are protected by Tree Preservation Orders.
- 2.4 The adopted High Peak Local Plan Proposals Map identifies the application site as being within the Glossopdale built up area and there are no designated or non-designated heritage assets or within close proximity of the application site.
- 2.5 The Environment Agency's Flood Map for Planning shows that the application site is located within Flood Zone 1 with a low probability of flooding from rivers and the sea.
- 2.6 The land surrounding the application site is predominantly residential in character with open countryside / Green Belt beyond the last of the houses on Ashes Lane to the north and west (approximately 150 metres).
- 2.7 The new dwelling will be accessed directly from Spire Hollin and the nearest bus stops are just 50 metres south along Dinting Road.

Planning history

- 2.8 There have been three relevant planning applications at the site as follows.

Table 2.1: Planning history

Application Ref	Planning Application and Description	Date of Decision
HPK/0002/6444	Residential Development of Three Detached Houses	Refused 21.4.1988
HPK/2004/0968	Erection of one dwelling	Refused 22.11.2004 Appeal Dismissed 28.7.2005
HPK/2021/0668	Erection of five bedroomed, dwelling with parking for three vehicles.	Granted 11.8.2022

- 2.9 This most recent planning consent remains extant and capable of implementation. A comparison of the approved scheme to the proposed development is included within Section 3 of this planning statement.

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3 Proposed Development

Description of the application proposal

- 3.1 The application seeks consent for the following development:

'Erection of detached dwelling with associated vehicle parking, landscaping and ground works.'

- 3.2 The application scheme proposes the development of a contemporary three bedroomed, two storey dwelling. The property has been designed to take advantage of the elevated position above Dinting Road and the views south east across the valley, without compromising the privacy and amenity of neighbouring occupiers.
- 3.3 Due to the site topography, the ground floor accommodation is set down into the site below the level of the road. The ground floor is parallel to Spire Hollin and comprises a rectangular footprint 15.2 metres long and 7.2 metres deep with a flat roof. It is set back between 6 and 8.4 metres from the road frontage.
- 3.4 The first-floor accommodation is positioned at right angles to the ground floor, over the eastern end of the building. It too comprises a rectangular block 12.4 metres long and 6 metres wide. It has been designed to create a cantilever projecting over the ground floor element with an overhang of 2.3 metres to the front elevation and 2.5 metres to the rear.
- 3.5 The first-floor section has been designed with a pitched roof and the remaining flat roof above the single storey ground floor accommodates a terraced seating area and a sedum roof.
- 3.6 Two parking spaces are created in the north eastern corner of the site with direct access from Spire Hollin. The entrance to the dwelling is accessed via landscaped steps across the site frontage.
- 3.7 Whilst modern in appearance, the proposed building has been designed to create an open and airy structure utilising materials and built forms which resemble the agricultural buildings within the vicinity.
- 3.8 The dwelling will be constructed of stone bricks at ground floor level, with vertical timber cladding to first floor, the fins and the balustrade and a black profiled metal roof.
- 3.9 The materials palette is a direct response to the local area, in particular the agricultural context and rural setting which underpins the site's history and heritage. It provides a contemporary finish that is driven by a sense of place and local character.
- 3.10 The materials have also been selected due their low embodied carbon, low maintenance and longevity. The timber will have a charred finish, a technique which creates a protective coating to the boards pre-installation meaning the timber will be largely resistant to rot, fire and insect attack.

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Landscaping

- 3.11 The application is accompanied by a detailed Landscape Design Document produced by CW Landscape Design Studio. The scheme shows the retention of the existing trees and hedgerows around the site perimeter and planting of additional trees to the south, inset from the boundary with 20 Dinting Road.
- 3.12 The front of the dwelling facing Spire Hollin will be landscaped with boulders and ornamental planting with a grass verge and boundary wall set in from the highway.
- 3.13 To the rear the landscape scheme incorporates more formal planting around the terrace area closest to the dwelling. Gabion retaining walls and stone steps will be introduced within the centre of the lawned area for ease of access to the lower garden which will incorporate areas of bulb swathes and meadow planting.
- 3.14 The western boundary will also incorporate a rain garden which will be part of the overall SuDS strategy for the site.

Scale

- 3.15 The proposed development has been carefully designed to ensure the overall size and scale is proportionate to the site, context and neighbouring properties. The new dwelling is set lower than the road level to help minimise the impact of the scheme on the street and surrounding houses. It is embedded into the natural contours of the site as opposed to being raised up higher and having a more dominant presence.
- 3.16 The two storey element is contained to one end of the building and is limited to less than a third of the width of the plot, with the rest of the structure being single storey.
- 3.17 With regards to overall height, the house is commensurate with residential properties in the local vicinity at 8.4 metres it is significantly lower than the adjoining house at the southern end of the plot, 20 Dinting Road and the previously approved dwelling of 10.12 metres.

Design principles and concepts

- 3.18 The Design & Access Statement submitted by Artform Architects in support of the application provides a full explanation of the design principles which have been applied to the proposal and summarised below.
- 3.19 The impact of the new house on the surrounding environment and the way in which it connects to the landscape has been a key driver throughout the design development process. The overriding principle from the start was for the project to sit comfortably in its rural setting and for the landscape design to feel natural, contextual and with sustainability at its core. All key landscape features will be retained and no trees will be removed as part of the development.

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- 3.20 The proposed new house is conceived as a contemporary re-imaging of a traditional agricultural building. Inspired by the rural setting and the long history of the site as farming land, the proposed design draws on language of barns and sheds as opposed to traditional stone cottages or post-war red-brick housing. Sitting at the point where the dense residential area ends and the more open area of farmland begins, this feels an appropriate response to the site and its context.
- 3.21 Hard surfaces will be kept to a minimum where possible with planted terraces and small retaining walls installed to navigate the sloping site and changing levels. Approximately half the site will be developed as a natural meadow with wildflowers and long grasses, with the aim of establishing a more 'wilded' area rather than a rigid, manicured garden space.
- 3.22 The site drainage will be designed around SuDS strategy which offers a more sustainable and environmentally conscious solution compared to traditional systems. This will allow the surface water run-off from the house and hard landscape surfaces to be managed on-site via bioretention features such as rain gardens. Where possible, these will have an outfall into the adjacent drainage ditch which runs parallel to the south-west boundary. The SuDS strategy will allow the natural features of the site to slow down the flow of surface water and manage the impact of the new house without increasing the risk of local flooding.

Sustainability Measures

- 3.23 With regards to the design of the house, sustainability and the environmental impact have been key drivers throughout the process with an aspiration to create a low energy, environmentally conscious home. This can be divided into two areas - operational carbon and embodied carbon.

Operational carbon

- 3.24 This is the amount of carbon that is emitted during the in-use phase of the building i.e. once the building is completed and being lived in. It is the carbon that is used for servicing the building, mainly through heating and power. The proposed development looks to reduce this as much as possible by utilising an air-source heat pump for heating rather than a gas boiler and roof-mounted solar panels to generate electricity from a clean, renewable source. In addition, the new house will collect rainwater from the roof into water butts and recycle this to irrigate the garden.
- 3.25 There are also additional passive measures that have been incorporated into the architecture. The orientation of the house and the large, glazed openings at first floor respond to the sun path and enable the main open-plan living area to benefit from solar gain to assist with space heating. In order to avoid overheating in the summer months, the glazing is protected by external vertical fins which act as a solar shading device. When fully rotated these create a solid screen across the glazing, much like traditional shutters. They can be adjusted as needed to suit the position of the sun and the amount of light/heat that is needed. Further solar shading is created by the cantilever at the rear above the Master Bedroom and the recessed windows in the south facing facade.

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- 3.26 The large areas of glazing across the facade also maximise natural light into the main habitable spaces. This limits the need for artificial lighting whilst creating a bright, airy interior to help improve the sense of well-being for the residents.
- 3.27 The house will adopt a fabric first approach and have high levels of insulation and high levels of airtightness. This will keep the interiors warm by reducing the amount of heat that is lost through the walls, roof and floor. To ensure good air quality and sufficient ventilation, an MVHR (Mechanical Ventilation with Heat Recovery) system will be installed. MVHR systems are a means of ventilating buildings by extracting the warm, stale air in rooms and replacing this with fresh, clean air. The heat from the extracted air is recycled and transferred into the fresh air that enters the building. This pre-warmed fresh air is introduced into all habitable rooms on a continual basis. There are several benefits as the system cuts out almost all of the ventilation heat losses compared to opening windows, thereby reducing the heating demand of the home. MVHR systems also offer excellent indoor air quality and use very little energy to run. They can also offer gentle cooling effects in the summer.
- 3.28 It is recognised however that the MVHR alone will not be sufficient on the hottest of days, especially as summer temperatures will continue to rise. Consequently, the upper level of the house has been designed to benefit from substantial cross-flow natural ventilation when required. Windows on the cooler northern east elevation are positioned opposite the sliding glazed doors to the roof garden to allow for air flow across the main kitchen/dining space. This is further supplemented by operable rooflights in the vaulted ceiling above.

Embodied carbon

- 3.29 This is the amount of carbon that is emitted during the extraction, production, processing and transportation of the materials used in the construction of a building. It can be up to 50% of the whole carbon energy of a building during its lifecycle.
- 3.30 As a result, the proposed design has adopted materials with low embodied carbon where possible.
- 3.31 The primary structure will be a timber frame, with some steel framing elements to support the cantilevers. Timber is a highly sustainable material, and it acts as a carbon sink, preserving the carbon that is absorbed by the tree and preventing it being released back into the atmosphere. This stored (or sequestered) carbon means that timber is essentially carbon negative as it stores more carbon than it emits. With its relatively easy methods of processing for building material compared to masonry, it is a very good option for reducing embodied carbon.
- 3.32 In addition, the cladding of the whole upper level is in timber and is the flat roof balustrade. The only concrete that will go into the build (a material with high embodied carbon) will be in the foundations.

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- 3.33 Furthermore, the stone brick cladding to the lower level is another material choice with low levels of embodied energy. It is a natural material that requires very little processing or manufacture once it is removed from the quarry and cut to size. Stone bricks have up to 55% less embodied carbon compared to traditional clay bricks, which require very high temperatures in the manufacturing process.
- 3.34 Overall, the proposed scheme is a low energy, highly sustainable house that is a direct response to the challenge faced by the climate emergency. It has been directly informed by a series of environmental measures that will all contribute to minimise the total carbon energy consumed during its lifecycle. These measures are both active and passive and have been a fundamental part of the development process, directly contributing to the building's form, orientation and facade treatment.

Comparison to previously approved scheme

- 3.35 There is currently an extant planning permission for a larger property on the site that is capable of implementation. The approved five bedroomed dwelling included accommodation across two/three storeys and provided parking for three vehicles at the site frontage.
- 3.36 The previous design proposed a traditional two storey appearance across the frontage with a gabled pitched roof and three storeys across the rear incorporating a substantial catslide roof with traditional building materials (stone, slate and timber).
- 3.37 The current proposal seeks a more contemporary approach and a dwelling which is more modest in scale and mass. The proposed dwelling has been designed to sit within the landscape providing with the two-storey element at the lowest part of the frontage, rising up the hill.
- 3.38 The property is smaller in footprint and mass than the previously approved dwelling and designed to achieve high standards of sustainability incorporating modern building materials.
- 3.39 The key differences in scale between the two schemes are summarised in Table 3.1.

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Table 3.1: Key scheme differences

	Approved Scheme	Proposed Scheme	Difference	% Change
Footprint of site covered (sq.m.)	129 sq.m	110 sq.m	-19 sq.m.	-14.7
Floor space (sq.m.)	189 sq.m.	158 sq.m.	-31 sq.m.	-16.4
Volume (cubic metres)	635	466	-168	-26.4
Number of bedrooms	5	3	-2	
Car Parking Spaces	3	2	-1	
Overall Height	10.12	8.43	-1.69	16.6
Distance from elevation 20 Dinting Rd	35 m	42.1m	+7.1m	

- 3.40 The proposed development will deliver a high quality, sustainable development on an underutilised site within the built-up area. The property is designed to an exceptionally high standard incorporating a range of energy saving features taking into account relevant planning policies, neighbouring properties and other material planning considerations as set out in the following section.

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4 Planning Policy

- 4.1 This section reviews the planning policy context in which the application has been submitted. Reflecting the requirements of Section 70 of the Town and Country Planning Act 1990, this entails a review of the relevant provisions of the development plan.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 expands the requirements of Section 70 by confirming that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. This Statement, therefore, considers the application proposal pursuant to the relevant planning policy context and any other material considerations.
- 4.3 The relevant part of the development plan for High Peak comprises the High Peak Local Plan 2016 and the associated Supplementary Planning Documents.

National planning policy

- 4.4 The latest NPPF was published by the Government in December 2023. The Framework is a key material consideration in all planning decisions and sets out the overarching policy priorities for the planning system, against which local plans will be prepared and decisions made on planning applications.

Presumption in favour of sustainable development

- 4.5 The document notes at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes. Further, at paragraph 11 it notes that plans and decisions should apply a presumption in favour of sustainable development which for decision-taking 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 the 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 the Framework taken as a whole.

Section 4 – Decision-making

- 4.6 In terms of decision-making, the NPPF advises at paragraph 38 that local planning authorities should approach decisions on proposed development in a positive, creative way. They should work with applicants to secure developments that will improve the economic, social and environmental conditions of the area and in particular, approving applications for sustainable development where possible.

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- 4.7 Paragraphs 39-46 encourage early engagement and pre-application discussions to improve the efficiency and effectiveness of the planning system and outcomes for the community.
- 4.8 The NPPF considers over a number of chapters how the Government's objectives will be achieved. Of particular relevance to the current proposal are chapters 5, 9, 11, 12, 14 and 15, which are discussed in more detail below.

Section 5 – Delivering a sufficient supply of homes

- 4.9 Paragraph 60 of the NPPF highlights the Government's objective of '*significantly boosting the supply of homes*' and advises that, in order to support this objective, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.10 Furthermore, paragraph 70 confirms that small and medium sized sites can make an important contribution to meeting the housing requirements of an area and are often built out relatively quickly. To promote the development of a good mix of sites, LPAs should give great weight to the benefits of using suitable sites within existing settlements for homes.

'Section 9 – Promoting sustainable transport

- 4.11 The NPPF emphasises that transport policies have an important role to play in facilitating sustainable development and in contributing to wider sustainability objectives. In assessing applications for development, the document states at paragraph 110 that the following should be ensured;
- a) *appropriate opportunities to promote sustainable transport modes can be – or have been – taken up given the type of development and its location;*
 - b) *safe and suitable access to the site can be achieved for all users;*
 - c) *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance...; and*
 - d) *any significant impacts from the development on the transport network (in terms of capacity and congestion) or on highway safety, can be cost effectively mitigated to an acceptable degree.*
- 4.12 Paragraph 111 makes it clear that development '*should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*'
- 4.13 Within this context, paragraph 112 states that applications for development should:

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- a) *give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- b) *address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) *create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
- d) *allow for the efficient delivery of goods, and access by service and emergency vehicles; and*
- e) *be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'*

4.14 The NPPF goes on to state at paragraph 113 that all developments that will generate significant amounts of movement should be required to provide a travel plan, and transport statement so that the likely impacts of the proposal can be assessed.

Section 11 – Making effective use of land

4.15 Planning policies and 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 (paragraph 123).

4.16 Specifically, paragraph 124 of the NPPF makes it clear that planning policies and decisions should:

- encourage multiple benefits from urban land, including through mixed use schemes and taking opportunities to achieve net environmental gains;
- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; and
- promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

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Section 12 – Achieving well-designed and beautiful places

- 4.17 With regards to design matters, paragraph 131 of the NPPF advises that the creation of high-quality beautiful and sustainable 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.
- 4.18 Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments:
- a) *'will 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) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...;*
 - 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... and support local facilities and transport networks; and*
 - 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...'*
- 4.19 Paragraph 137 goes on to state that design quality should be considered throughout the evolution and assessment of individual proposals. It acknowledges that early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.
- 4.20 Paragraph 139 makes it clear that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Conversely, significant weight should be given to:
- development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surrounding

Section 14 – Meeting the challenge of climate change, flooding and coastal change

- 4.21 Section 14 of the NPPF focuses on the impact of climate change and notes, at paragraph 157, that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

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4.22 Paragraph 159 notes that new development should be planned for in ways that:

- avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
- can help to reduce greenhouse gas emissions, such as through its location, orientation and design.

4.23 In determining planning applications, paragraph 162 states that local planning authorities should expect new development to:

- a) *'comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'*

4.24 Paragraphs 165 to 175 relate to planning and flood risk. The application is accompanied by Flood Risk Assessment which addresses these paragraphs.

Section 15 – Conserving and enhancing the natural environment

4.25 Section 15 of the NPPF sets out the government's policies to ensure that developments contribute to and enhance the natural and local environment. It is noted at paragraph 180 that planning policies and decisions should, amongst other things, protect and enhance valued landscapes and sites of biodiversity and recognise the intrinsic character and beauty of the countryside.

4.26 Amongst other things, paragraph 186 advises that planning permission should be refused if significant harm to biodiversity cannot be avoided or involves land development within or outside of a Site of Special Scientific Interest, or the deterioration of irreplaceable habitats.

4.27 It goes on to state that development whose primary objective is to conserve or enhance biodiversity should be supported while opportunities to improve biodiversity in and around developments should be integrated as part of the design, especially where this can secure measurable net gains for biodiversity.

4.28 The presumption in favour of sustainable development does not apply where the project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site (paragraph 188).

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4.29 Paragraph 191 confirms that decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment. Paragraph 193 advises that planning decisions should ensure that new development can be integrated effectively with existing businesses and community facilities.

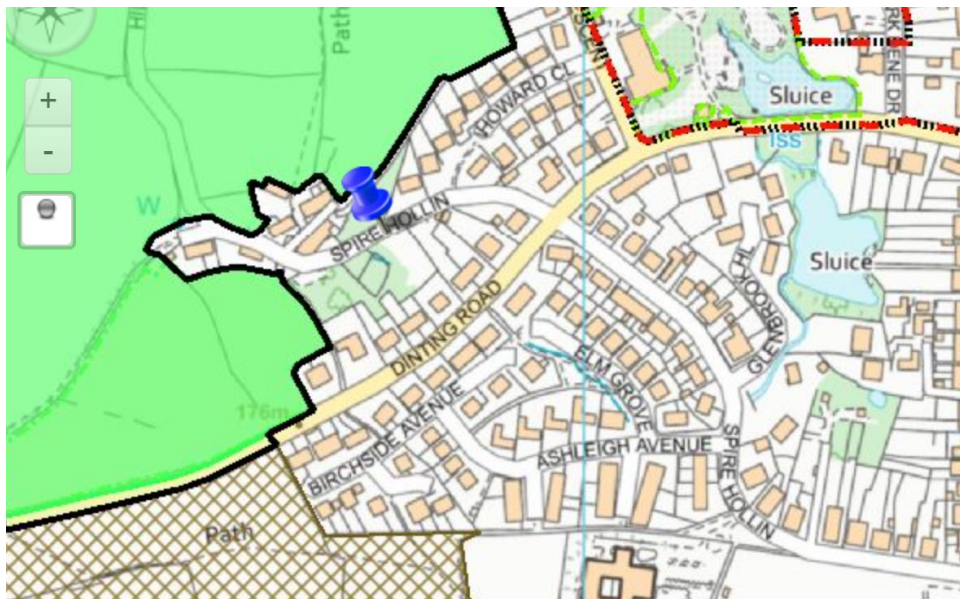
Conclusion in relation to the NPPF

4.30 The NPPF places a clear emphasis on building a strong, responsive, and competitive economy, where decisions should promote and support the development of underutilised land and buildings.

The Development Plan

4.31 The High Peak Local Plan was adopted in April 2016. The site falls within the Glossopdale built up area as indicated on the extract of the Local Plan Proposals Map below.

Figure 4.1 Extract of adopted High Peak Development Plan Proposals Map



4.32 The following policies are of relevance to the determination of the application.

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- H1 Location of Housing Development
- H3 New Housing Development
- EQ5 Biodiversity

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- EQ6 Design
- EQ9 Trees and ecology
- EQ11 Flood Risk
- CF6 Highway safety

S1 Sustainable Development Principles

- 4.33 Policy S1 sets out the Boroughs sustainable development principles and the requirement for developments to make a positive contribution by a number of measures including protecting and enhancing the environment, mitigating the process of climate change, locating development within or adjacent to existing communities, making effective and efficient use of land, protecting and enhancing the natural environment and minimising carbon or energy impacts associated with development.
- 4.34 New development should be located in sustainable locations in line with the Settlement Hierarchy in Policy S2.

S1a Presumption in favour of sustainable development

- 4.35 Policies S1a states that the council will take a positive approach to developments that reflect the presumption in favour of sustainable development in the NPPF, working proactively with applicants 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.
- 4.36 It reaffirms the NPPF commitment that planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.

S2 Settlement Hierarchy

- 4.37 The policy directs development towards the most sustainable locations in accordance with the identified settlement hierarchy where Glossop is identified as a 'market town' and the main focus for housing and other developments.

S5 Settlement Hierarchy

- 4.38 The plan area is divided into three sub areas, each with their own characteristics and features. The application site falls within the Glossopdale sub area where Policy S5 states that the council will seek to promote its sustainable growth whilst promoting and maintaining the distinct identity of its settlements and meet the housing needs of the local community. This will be achieved by ensuring development protects and/or enhances landscape character and supporting the development of new housing on sustainable sites within the built-up area boundary.

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H1 Location of Housing

- 4.39 Sets out the council's commitment to ensuring sufficient provision of housing through site allocations, promoting the effective re-use of land, encouraging housing development including redevelopment, infill, conversion and change of use. The policy also supports housing development on unallocated sites within defined built up area boundaries of the towns and larger villages.

H3 New Housing Development

- 4.40 Policy H3 sets out the requirement for new residential development to address the housing needs of local people including a mix of housing types, provision of affordable and market housing, the provision of flexible accommodation capable of future adaption and the achievement of adequate internal space in accordance with the Nationally Described Space standards.

EQ1 Climate change

- 4.41 Policy EQ1 sets out the council's commitment to a low carbon future and requires new development to be designed to reduce greenhouse gas emissions by using land-form, layout, building orientation, tree planting, massing and landscaping to reduce likely energy consumption and resilience to increased temperatures.
- 4.42 It also supports the use of sustainable design and construction techniques including the use of recycled materials in construction, including where appropriate the local or on-site sourcing of these building materials, and encourages high water efficiency standards and measures to recycle and minimise water consumption.

EQ 5 Biodiversity

- 4.43 The policy seeks to conserve and enhance biodiversity and geodiversity interests through the protection of statutory sites. It also encourages developments to include measures to contribute positively to the overall biodiversity of the Plan Area.

EQ 6 Design and Place Making

- 4.44 Policy EQ6 requires development to 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, contributing 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
- 4.45 The policy also sets out the requirement to achieve a satisfactory relationship to adjacent development and not to cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

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- 4.46 Additionally, it encourages designs which minimise opportunities for anti-social or criminal behaviour and requires new homes to meet environmental performance standards in accordance with Local Plan Policy EQ1.

EQ 9 Trees, Woodland and Hedgerows

- 4.47 Policy EQ9 seeks to protect existing trees, woodlands and hedgerows, and integrate them within proposed developments along with encouraging new tree planting and soft landscaping.

Policy EQ11 Flood Risk Management

- 4.48 Policy EQ11 considers flood risk management and appropriate measures that should be taken to ensure that potential development does not increase the risk of flooding, whilst encouraging the use of natural features of the environment to alleviate flooding and the impacts of climate change as far as possible.
- 4.49 Wherever possible SuDS will be expected to contribute towards wider sustainability considerations, including amenity, recreation, conservation of biodiversity and landscape character, making use of the role that trees, woodland and other green infrastructure can play in flood alleviation and water quality control.

CF 6 Accessibility and Transport

- 4.50 Policy CF6 requires development to be safely accessed in a sustainable manner. It requires that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development and ensuring development does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.
- 4.51 The policy also requires applicants to submit details of the proposed parking provision based on an assessment of the parking needs of the development and the impact on the surrounding road network. Parking standards set out in Appendix 1 require 2 parking spaces for a 3-bed unit.

Other material considerations

- 4.52 There is further guidance in adopted Supplementary Planning Documents which constitute material planning considerations in the determination of the application as follows.
- 4.53 The High Peak Design Guide Supplementary Planning Document was adopted on 20 February 2018 and sets out the Council's support for the use of sustainable design and construction methods and is commitment to delivering new homes with environmentally sustainable design.

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- 4.54 The SPD considers the style and role of modern architecture, and states that rather than replicating traditional styles, it may be preferable to find a design solution which responds to context but is also a work of architecture in its own right and a product of our time.
- 4.55 It acknowledges that the architectural style of new development should be guided through an assessment and understanding of the character and context of the area. Sites may be capable of accommodating both contemporary and traditional forms of development that are high quality and functional. Design solutions should respond to the local tradition but without slavishly copying it.
- 4.56 With regards to sustainability the SPD encourages design principles which:
- locate developments in proximity to good public transport access,
 - Maximise solar gain and increase the proportion of glazing on south facing elevations.
 - Minimising heat loss by limiting openings to the north.
 - Avoiding exposed sites, frost hollows and flood risk areas.
 - Maximising the use of trees for shelter, privacy and air cleaning, but avoiding over-shading the south elevation.
 - Aligning the building with the contours to avoid artificial mounding or wasteful under-building.
- 4.57 New materials need to respect the building and its setting. Occasionally, high quality modern materials may be used as substitutes or replacements for traditional materials in circumstances where appropriate to the design or setting, provided they harmonise well.
- 4.58 The Residential Design Supplementary Planning Document was adopted in December 2005 and whilst this pre-dates the NPPF 2023 and the drive towards sustainable and beautiful design it nonetheless promotes attractive places and quality design.
- 4.59 The guidance provides information on traditional design features concerning past architectural styles and building methods but welcomes contemporary design and interpretation in the context of this historical perspective, encouraging designers to read the SPD, take a look at their design context and offer something new.
- 4.60 Section 8 of the document considers privacy and amenity and sets out as a guide the requirement for 21 metres between habitable room windows of adjacent properties. Where changes in levels on site are evident, these distances should increase by 1 metre for every 0.5 metre difference in height between the smaller to the taller building.

Conclusion

- 4.61 This Section has identified a series of development plan documents and other material considerations, including national policy, to be considered in the determination of this application.

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4.62 A full assessment of the scheme's compliance with policy, including the principle of development, is carried out in the following section of this statement.

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5 Planning Assessment

- 5.1 The impacts of the development have been thoroughly considered in a series of studies and reports which form part of the application.
- 5.2 Taking into account the development plan and the national planning policy context outlined in Section 4 of this Statement, the key issues relevant to the determination of the application are as follows:
- Principle of development;
 - Design and sustainability
 - Amenity and scale
 - Highway safety
 - Landscape Trees and Ecology
 - Flood Risk.
- 5.3 We summarise the scheme's effects in relation to each below.
- 5.4 As noted in Section 4 of this report, under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Accordingly, in this chapter the key aspects of the scheme are reviewed and assessed against relevant development plan policy and other relevant material considerations are highlighted. Reference is drawn upon the documents prepared by other consultants and referred to in the introduction.

Principle of proposed development

- 5.5 The application site comprises a sustainable location within the built-up area boundary of Glossopdale. The development of a new detached dwelling therefore accords with the policies of the NPPF, delivering sustainable development on an underutilised site and making effective use of land.
- 5.6 The proposal fully accords with adopted development plan Policies S2, H1 and S5 which seek to direct housing development to sustainable locations within the settlement boundary.
- 5.7 In addition, there is an extant planning permission for the construction of a larger residential dwelling on the plot capable of implementation. The principle of a new dwelling house on this site has therefore already been established.

Design and Sustainability

- 5.8 The proposal seeks to introduce a dwelling with a sustainable contemporary design onto the plot in an area where there is a variety of property designs, styles and materials.

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- 5.9 There is no single overriding character in the area, but the proposed design seeks to interpret the local agricultural vernacular in a modern way using similar modern materials and others which reflect the location within the Dark Peak.
- 5.10 Section 12 of the NPPF encourages high quality, beautiful and sustainable buildings and para 139b requires that significant weight is given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 5.11 In a similar vein, adopted Policy EQ6 requires development to 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, and the area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.
- 5.12 The principal driver in terms of the design has been the introduction of sustainable dwelling, which addresses these policies and also the design key principles set out in the High Peak Design Guide 2018 and the Residential Design Supplementary Planning Document 2005.
- 5.13 The adopted High Peak Design Guide 2018 acknowledges that historic towns and villages have seen an emphasis on respecting traditional built forms, but that this should not rule out high quality contemporary design and innovative solutions that respond to the context. Rather than replicating traditional styles, it states that it may be preferable to find a design solution which responds to context but is also a work of architecture in its own right and a product of our time.
- 5.14 The Design Guide further states that good design is derived from a combination of a building's fitness for purpose and the context of its site. Good design should maximise accessibility, ensure sustainability in terms of fuel efficiency and sensitivity to climate change and be robust in terms of allowing future adaptation to other uses.
- 5.15 These principles have been at the forefront in designing the dwelling and have resulted in a design which responds to the character and context of the area. As the SPD states, sites may be capable of accommodating both contemporary and traditional forms of development that are high quality and functional, and design solutions should respond to the local tradition but without slavishly copying it.
- 5.16 The design principles employed ensure that solar gain is maximised with glazing on the south facing elevation, openings to the north are minimised and existing trees are used for shelter and privacy. In addition, the building is set into the site contours to avoid artificial mounding or wasteful under-building.

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5.17 The Council's Residential Design Guide also includes similar principles welcoming contemporary design and encouraging designers to look at the design context and offer something new. The guide sets out general design principles to promote energy efficiency, minimising surface water run off an ecology which have been taken on board in the application and include:

- Building frontages/backings should be aligned within 30 degrees of due south where this is practical within the overall layout.
- Larger windows will be encouraged on south facing aspects – a traditional format for houses in High Peak where north-facing windows are often smaller, and their aspects given greater shelter.
- Work with natural slopes and consider the use of earth bunds to give shelter to northerly aspects.
- The layout of residential developments should ensure effective natural ventilation and insulation to ensure properties are cool in summer and retain heat effectively in colder climates.

5.18 The Council supports use of sustainable design and construction methods and is committed to delivering new homes with environmentally sustainable design that helps to save the environment, energy, water and money. Specific features incorporated into the design to achieve this objective include:

- Orientation south west facing
- Introduction of sedum roof
- Solar panels
- Electric vehicle charging
- Sustainable urban drainage

5.19 Finally, in terms of materials the design proposes a mixture of stone, timber and metal cladding and other materials traditional to the Dark Peak in the landscaping, gabion walls, steps and paving as explained in the Design and Access Statement.

5.20 The proposed dwelling is conceived as a contemporary re-imaging of a traditional agricultural building. Inspired by the rural setting and the long history of the site as farming land, the proposed design draws on language of barns and sheds as opposed to traditional cottages or post-war red-brick housing. Sitting at the point where the dense residential area ends and the more open area of farmland beings, the materials are an appropriate response to the site and it's context.

5.21 The upper level of the house is clad in vertical timber boards, reminiscent of traditional agricultural sheds and with a particular reference to the nearby cow shed at The Ashes farm. The traditional form of the symmetrical pitched roof above is covered with black profiled metal sheeting, also much like many sheds and barns in the local area which adopt this material as it is easy to install, lightweight and cost effective. Again, this also references The Ashes cow shed to the north of the site.

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- 5.22 In contrast the lower level of the house is clad in a pale stone brick. This helps to ground the building into the site and visually differentiates the two floor levels. The stonework is a reference to many of the local stone buildings in Glossop and in the wider Peak District, as well as the dry stone boundary walls which align the surrounding country lanes and fields.
- 5.23 The cumulative effect is that of a building which has a solid, heavyweight base (or plinth) running east-west, across the slope, with a more lightweight structure above aligned north-south. This effect is further amplified by the way the upper level cantilevers out; as if reaching out to the view over Glossop at the rear whilst creating a strong identity and distinct sense of approach at the front.
- 5.24 The selection of stone, timber and metal results in a simple palette of natural materials that root the building into its setting and help establish a contemporary piece of architecture that is very much of its place.
- 5.25 A series or more refined architectural details compliment the overall form and materiality. This includes vertical timber fins which run across the glazing to the roof garden. These rotating fins provide important solar shading on hot summer days in order to prevent overheating in main open-plan space. The fins are also used to form sliding doors which can be pulled across the glazed openings. These sliding timber fin panels are a nod to the large barn doors which characterise many agricultural barns, an example of which can be seen at The Ashes farm.
- 5.26 The materials have been carefully chosen to reflect the modern design but respect the area and the setting of the building. The Design Guide acknowledges that high quality modern materials may be used as substitutes or replacements for traditional materials in circumstances where appropriate to the design or setting, provided they harmonise well.
- 5.27 In summary, the proposed dwelling is in accordance with the Section 12 of the NPPF and Policies S1, H3, EQ1 EQ6 and the guidance set out in the Design Guide and Housing SPD which support high quality contemporary design, innovative solutions that respond to the context, and are works of architecture in their own right.

Amenity and Scale

- 5.28 The council's adopted policies and Supplementary Guidance documents set out general principles for amenity and good design. These acknowledge that:
- Standards for separation distances are only a starting point for housing layout; and
 - The Council adopts a more flexible approach where high quality design can be demonstrated and where adequate amenity and privacy are evident.
- 5.29 Local Plan Policy H11 addresses the issue of amenity as a determining factor in the layout of new residential development and includes as a guide a distance of 21 metres between habitable room windows of adjacent properties to provide an acceptable level of amenity.

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- 5.30 It further states that where changes in levels on site are evident, these distances should increase by 1 metre for every 0.5 metre difference in height between the smaller to the taller building.
- 5.31 The policy goes on to acknowledge that strict application of these standards can restrict a creative response to site layout and frustrate designers; and that the Council is open to applicants with a more flexible approach based upon design principles rather than standards.
- 5.32 In response to this policy the proposed dwelling achieves 42.1 metres at lower level and 40.2 metres at the upper level between the habitable windows on the rear elevation and the nearest property at 20 Dinting Road. The proposed development sits 9m higher than the property at 20 Dinting Road and applying the above guidelines would result in a distance of 40m (21m + 18m) between habitable room windows.
- 5.33 Consequently, the separation distance requirement is in accordance with the policy at the upper level and exceeded at the lower level.
- 5.34 The proposed dwelling is smaller than previously permitted scheme in terms of footprint and height, and the rear elevation is further away from rear elevation of 20 Dinting Road, albeit there were few windows on the south (rear) elevation. In addition, the scheme has incorporated tree planting towards (but not along) the southern boundary to filter and break up views.
- 5.35 With respect to the terrace and garden areas, the policy states that levels of privacy from amenity space should be based on the function of that space. It acknowledges that it may not be possible to avoid overlooking of back gardens from adjacent properties, but measures to provide good levels of privacy are encouraged.
- 5.36 In this instance the terrace/roof garden is 43.3 metres away from 20 Dinting Road. As an external area, its use will be limited by the weather and the cross sections demonstrate that views will again be filtered by the tree planting. The impact of the use of this area on the privacy and amenity of the neighbouring properties is less than if it were windows on this part of the dwelling which would exceed the council's privacy distances for windows in this location. .
- 5.37 In conclusion there is therefore an acceptable level of privacy and amenity for neighbouring properties and the design is compliant with the privacy distances set out in the adopted policies.

Highway Safety

- 5.38 The application proposes a three-bed dwelling with a dedicated access off Spire Hollin which will not generate a significant number of trips on the local highway network nor result in a detrimental impact on highway safety.

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- 5.39 The access arrangements for the new dwelling with some localised widening to create a passing place are the same as previously approved and the principle of these arrangements has already been established.
- 5.40 The scheme proposes two parking spaces which is in accordance with the councils parking standards for a three-bed dwelling and the Transport Note provides details of a swept path analysis to show how these will be accessed.
- 5.41 There is a dedicated area for the storage of refuse bins within the site curtilage with easy access to the roadside for collection.
- 5.42 In conclusion there are no highway issues raised by the scheme and the application is in full accordance with the requirements of Policy CF6 – Highways.

Trees, Ecology and Landscape

- 5.43 The application is supported by reports to address trees, ecological and landscape matters.
- 5.44 The Arboricultural Statement by Cheshire Woodlands notes that one of the trees are protected by preservation orders and the site is not located in a Conservation Area.
- 5.45 Whilst the removal of some low-quality scrub vegetation is proposed, the report concludes this will not materially harm the amenity of the site. All of the moderate quality trees will be retained in a sustainable manner as part of the development although some minor pruning of retained trees along the south western boundary is recommended in accordance with good practice. The report includes details of tree protection measures to ensure the retained trees are not damaged during construction.
- 5.46 The proposal is therefore in accordance with Policy EQ9 which seeks to protect existing trees, woodlands and hedgerows, and integrate them within proposed developments along with encouraging new tree planting and soft landscaping.
- 5.47 The accompanying Ecological Appraisal by Rachel Hacking Ecology assesses the ecological features of the site and its surroundings and the potential impact of the development on ecological interest.
- 5.48 The habitats surveyed included improved grassland, continuous scrub, tall ruderal scattered trees and hedgerows as well as an off-site wet ditch and remnants of collapsed stone wall/spoil. There was no evidence of any protected species on site and whilst the development will cause a loss of some of the above habitats, they are considered to be of low botanical diversity and ecological interest.

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- 5.49 The site does contain suitable nesting habitat for birds and potential foraging habitat for bats and mitigation measures are proposed to include a Construction Environmental Management Plan (to protect features during construction phase), the retention of trees and hedgerow habitats within the landscape scheme, the protection of the drainage ditch, sensitive lighting to reduce light spill impacts for bats, avoiding impacts on nesting birds and works outside of the breeding season and the control of invasive species to avoid the spread of montbretia, cotoneaster and variegated yellow archangel on the site. .
- 5.50 Linking the findings of these reports together, the application is accompanied by a landscape scheme by CW Landscape Design Studio. This has been designed to retain and enhance the existing landscape features including hedgerows and mature trees along the western boundary. The design also supplements tree planting and creates new areas of terraced planting and rain gardens which lead down to a more naturalistic wilding / meadow area which will soften the edges of proposed and existing boundary hedge and tree planting.
- 5.51 Hard planting features including the gabion walls and steps will utilise a material palette which reflects the colours and tones of the Dark Peak including local brown gritstone and muted ochre tones.
- 5.52 New trees will be provided to the south of the site to screen views but also filter views from and into the site. Sustainable urban drainage is a key feature of the planting scheme and the garden and areas around it will be designed to ensure this is maximised.
- 5.53 As such the proposal provides a landscape which is in keeping with the character of the area, incorporates species to encourage wildlife and features for sustainable drainage in accordance with Section 15 of the NPPF and Policies EQ5 Biodiversity and EQ9 Trees and Ecology of the Local Plan.

Flood Risk

- 5.54 The site is located within Flood Zone 1 and is not at risk of flooding. The application is accompanied by a Sustainable urban drainage strategy which incorporates features such as rain gardens and bioretention areas, a green roof and permeable parking surface. The proposed hard landscape has been designed to fall directly into soft landscaping areas away from the proposed dwelling and will be supplemented with collector drains utilised at sensitive locations.
- 5.55 As such, the development will be designed to incorporate sustainable forms of drainage and is in full accordance with Policy EQ11 of the adopted development plan.

Conclusion

- 5.56 We consider that the application accords with all of the relevant policies in the adopted development plan, considered as a whole, and that there are no other material considerations which would justify refusal. The proposal therefore represents sustainable development for the purposes of the definition set out the NPPF. As a result, paragraph 11 of the NPPF requires that the presumption in favour of sustainable development be applied and that the application be approved without delay.

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6 Summary and Conclusions

- 6.1 This Planning Statement is submitted in support of a full planning application for a new detached dwelling at Spire Hollin, off Dinting Road, Glossop.
- 6.2 This Statement has described the application site and the proposed development and demonstrated how the proposals accord with relevant national and local planning policies.
- 6.3 It has set out the case for the new dwelling on this site which would be smaller than the previously approved scheme and the council's requirements in terms of protecting the privacy and amenity of neighbouring properties.
- 6.4 It has been demonstrated that the proposed development complies with national and local planning policy requirements with regard to sustainability, design, highways and access, ecology, trees, flood risk and environmental issues.
- 6.5 As such, the submission has demonstrated that the proposed dwelling constitutes a sustainable form of development. The application proposal accords with the NPPF, the High Peak Local Plan and therefore it is considered that planning permission should be granted.

