

DELEGATED DECISION REPORT

HPK/2024/0004
Valid 04/01/2024

1 ROYLE AVENUE
GLOSSOP

REMOVAL OF AN EXISTING
WINDOW TO CREATE AN
INGLENOOK OFF THE FAMILY
ROOM.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

1 Royle Avenue is a large detached dwelling set back from Royle Avenue on a raised ground level. The dwelling is approached via a long driveway providing off street parking. The dwelling is finished in white render.

PROPOSAL

Planning permission is sought to remove an existing window on the northern elevation to create an inglenook. The proposed inglenook will be finished in a render to match the host dwelling with a single pitched roof. A chimney will be included above.

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
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/6769 Erection of four detached dwellings (Refused 08/09/1988)

HPK/0003/3606 First Floor Extension to form Bedroom and Bathroom (Approved 05/07/1994)

HPK/2009/0737 Demolish existing house and erect nine dwellings and new access road (Refused 23/03/2010)

HPK/2019/0125 Proposed two storey side and rear extension, new glazed entrance. New triple garage with dependants accommodation over, single storey extension to front, remodelling driveway incorporating remodelled vehicular and pedestrian entrances (Withdrawn 31/05/2019)

HPK/2020/0415 Certificate of lawfulness for a proposed single storey side extension. Proposed first floor rear extension. proposed side inglenook single storey extension. Alteration of window at rear first floor level. (Granted 24/11/2020)

HPK/2020/0525 Proposed two storey side extension linked to two storey rear extension. Lower ground floor attached garage to be formed partially through excavation. Inglenook single storey extension to kitchen. Elevational alterations including to the front elevation (Refused 05/02/2021) Appeal Dismissed (APP/H1033/D/21/3269689) – (Dismissed 04/06/2021)

HPK/2021/0648 Lower ground floor attached garage to be formed partially through excavation. Single storey side extension linking to two storey rear extension. Inglenook single storey extension to kitchen. Alterations to existing porch (Refused 11/03/2022)

HPK/2022/0147 Proposed garages and underground store facility (Approved 07/06/2022)

HPK/2022/0429 Lower ground floor garage and utility, single storey side extension, two storey rear extension and loft room, along with inglenook single side storey extension and alterations to the existing porch. (Refused 23/01/2023)

HPK/2023/0396 Lawful Development Certificate for a Proposed single storey side extension. Proposed single storey rear extension (Approved 14/11/2023)

CONSULTATIONS

Publicity

Site Notice expiry date: 08/02/2024
Neighbour consultation period ends: 29/01/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

None received

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.

Design

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The proposed inglenook will not be visible from the street scene, and due to its proposed location and size will not be visible from the principle elevation. The inglenook will be a relatively small and incongruous feature on an otherwise modern dwelling.

Overall there are no design concerns.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed inglenook will remove an existing window, which faces the side of 68 Norfolk St. A large mature hedgerow separates the application site from no.68, as such preventing any overbearing impact.

The proposal involves the installation of a chimney. However, emissions impact will be controlled under Building Regs. As such there are no amenity concerns.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

The proposal will not increase demand for off-street parking at the application site, nor will it impact current off street parking provision at the application site. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 9th February 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council