

DELEGATED DECISION REPORT

HPK/2023/0498
VALID 16/11/2023

58 LAVERSTOKE, DINTING
ROAD, GLOSSOP,
DERBYSHIRE, SK13 7DY

DEMOLITION OF EXISTING
GARAGE AND
CONSTRUCTION OF TWO
STOREY EXTENSION TO THE
SIDE. ALTERATIONS TO
EXISTING REAR OUTRIGGER
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Glossop as defined by the Local Plan policies map. The application site relates to two-storey semi-detached dwelling of red brick construction and includes a hipped roof. To the side of the dwelling is a detached flat roof garage. The surrounding area is predominantly residential comprising two storey dwellings. The site is accessed from Ashes Lane which slopes up from Dinting Lane. The site has off street parking located to the front and private amenity space to its rear.

PROPOSAL

This application seeks permission for the erection of two storey side extension and alterations to the existing rear projection. To provide for the side extension the existing detached garage would be demolished. The side extension would project to the side by 4.5m and would include a hipped roof design. Amended plans have been received which show a set back at first floor and a reduced ridge height. It is proposed to alter the existing single storey rear projection by providing a lean-to roof, and alterations to its fenestration.

The extensions would provide an additional en-suite bedroom at first floor, an open plan kitchen/diner, utility room, and further reception room at ground floor.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development

S5 Glossopdale Sub-area Strategy
CF6 Accessibility and Transport
EQ6 Design and Place Making

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 12/12/23
Neighbour consultation period ends: 15/01/24
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

The existing site has a single width access serving the on site parking space and access to the garage. The application proposes 2 parking spaces to the front of the front of the dwelling; however, to allow access to both spaces the access will require widening. Considering that the proposal will result in the loss of a parking space with the loss of the garage, the provision of replacement parking is required. The applicant is required to include the widened access in the submitted plans which can then be conditioned as part of any consent granted.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the development boundary for Glossop as defined by the Local Plan Policies Map which is located within the Glossopdale sub-area. Policy S5 seeks to promote

sustainable growth within Glossopdale through promoting and maintaining the identity of its settlements. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. The principle of householder development in this location is considered to be acceptable subject to consideration of the main issues.

The main considerations in this instance whether the design is appropriate, whether an amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

The application relates to the construction of a two storey side extension. The existing flat roof garage would be removed. The Council raised some concern with the initial proposals as they failed to be subordinate to the existing dwelling, and would imbalance the semi-detached pairing.

An amended plan has been submitted which proposes the first floor to be set back and the roof line to be dropped. Consequently, the original two storey frontage of the dwelling would stand proud of the extension with the extension appearing subservient to it. The width of the extension is deemed to be acceptable and would be narrower than the existing property.

The scheme includes design detail such as a hipped roof and first floor window gable which would be consistent with the design of the existing dwelling. Furthermore, the openings within the front elevation would replicate the existing. Provided that the materials match the existing dwelling, the overall design is considered to be acceptable.

The proposals would be set in from the side boundary of the site which would provide visual relief between the dwelling and its neighbour. Furthermore, the garage, which fills the width of the plot would be removed. The proposals ensure that the development would not result in an overdevelopment of the plot.

Alterations to the existing single storey rear projection are modest and do not increase in footprint. No design issues would arise from these rear alterations.

The design of the extensions are therefore considered to be acceptable and would not adversely affect the character and appearance of the host property or wider streetscene.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed side extension would project towards its neighbour across two floors. The adjacent dwelling has side facing openings at ground floor and first floor. The ground floor openings serves a room which also has an aspect to the rear, while the first floor opening serves a landing. Therefore it is not considered that the side extension would have a detrimental effect on the amenity of the neighbour through loss of light or outlook.

The side extension would not project beyond the front or rear building line of adjacent properties, and therefore no principal openings to the front or rear of the neighbour would be affected. Furthermore, the proximity of the extension to the private amenity space is such that the extension would not result in any adverse overshadowing or overbearing effects on that property.

New principal windows would face the front and rear, over the highway or garden space of the dwelling. The proposals therefore would not give rise to any significant overlooking to the private amenity spaces of nearby properties.

The proposed alterations to the rear do not increase in footprint. While there would be some minor change to the roof design, the projection would remain modest and single storey. The alterations therefore would not result in any adverse amenity issues for the attached neighbour.

Highway Safety

The proposal would result in the loss of parking through the removal of the garage. Nonetheless, there would be sufficient space to the front and side of the property, as extended, to provide for two off street parking spaces. It is noted that DCC Highways have requested a plan for the widening of the access, however access to the site could be provided via the existing dropped kerb. The proposals would not intensify the use of the access. A plan demonstrating off street parking can be secured via condition.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would accord with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 29/02/24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council