

DELEGATED DECISION REPORT

HPK/2023/0501
Valid 29/12/2023

2 BURWELL CLOSE
SIMMONDLEY
GLOSSOP

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application relates to No.2 Burwell Close, Glossop, a two storey semi-detached property that fronts the public highway to the south-east. The site lies within the built-up area boundary within a large housing estate and is not constrained by any sensitive statutory designations.

The dwelling is characterised by a flat roof 'wrap around' annex that serves an entrance porch, playroom, and utility room. The depth of the side aspect of the annex falls short of the rear elevation of the main dwelling.

The site is bounded by the other part of the semi-detached block No.1 Burwell Close to the south-west, whilst No.3 stands to the north, the latter served by a single storey UPVC Conservatory. Both properties are bounded by a timber fence approximately 1.8m in height.

PROPOSAL

The application seeks full planning permission to extend the existing wrap around extension in a similar form beyond the rear elevation of the main house to serve a home office.

Owing to comments from Officers, revised plans have been submitted which show a reduction in the proposed depth of this extension. These revised plans are the subject of assessment within this report.

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

National Planning Policy Framework 2023

Achieving Sustainable Development	Chapter 2
Achieving Well Designed and Beautiful Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0201 Proposed First Floor Side Extension (Approved 12/11/2021)

CONSULTATIONS

Publicity

Site Notice expiry date: 15th February 2024
Neighbour consultation period ends: 22nd December 2023
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

No Objections

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing dwellinghouse located within the built-up area boundary of Glossop, identified as one of the larger Market Towns under Local Plan Policy S2 that are the focus for housing and economic growth. The site is not constrained by any statutory designation.

As such, having regard to the nature of proposed development and planning policy context set out above, the principle of development is acceptable subject to appropriate conditions.

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.

The existing dwellinghouse lies within a relatively non-descript housing estate with no particular sensitivity or architectural merit. The existing character and appearance of the property is somewhat compromised by virtue of the existing flat roof wraparound annex.

Whilst supplementary guidance resists flat roofs due to their unsightly appearance, it is considered that in this context and presence of an existing flat roof, that such a roof form is appropriate. The proposed extension would see the continuation of the side aspect of the wrap around, and introduction of a rear aspect that continues to be of a single storey scale with materials that match those of the main house.

The plans as submitted showed the depth of the extension to extend almost 6m beyond the rear elevation of the main house. The applicant was advised that this constituted an excessive depth, that failed to read as a subordinate and secondary addition and respect the scale and proportions of the existing house.

In response, revised plans were submitted that showed a significant reduction in the depth of the extension, so that in its revised form, the rear aspect protrudes 3.0m beyond the rear elevation of the main house.

In its revised form, whilst not amounting to high quality design, the proposed extension is considered to be of scale, height, massing and visual appearance that respects the existing character and appearance of the dwellinghouse and is appropriate for its context.

The application in its revised form is therefore considered to accord with the design principles set out under LP Policy 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 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The site is bounded on one side No.1 Burwell Close by on the other by No.3 Burwell Close, with boundary treatment characterised by timber fencing approximately 1.8m in height.

Whilst a single storey extension would not give rise to any loss of privacy, in the absence of any habitable windows in side elevations and presence of the boundary fence.

The original plans were of a scale and depth that could give rise to a degree of overbearing impacts and loss of sunlight to No.3 Burwell Close. As such, Officers have engaged with the applicant's agent to work through this issue and as a result, revised plans have been submitted that show a significant reduction in overall depth of the rear aspect to 3.0m beyond the rear elevation of the main part of the house, consistent with dimensions permitted by Class A of the GPDO. Given the degree of projection now proposed and the separation to the nearest principal windows in the rear elevation of the dwellings to either side, the proposal is found to be acceptable in terms of overshadowing effects.

In its revised form, it is considered that the amenity of both neighbouring properties will be satisfactorily preserved in accordance with LP Policy EQ6, the Residential Design Guide SPD, and relevant paragraphs under Chapter 12 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 seeks extensions and alterations to an existing dwellinghouse located in the built-up area boundary and not constrained by any statutory designation. The principle is therefore acceptable.

Further to revised plans being submitted, it is considered that in its revised form, the proposed extension is of an appropriate scale, height, massing and visual appearance that respects that of the main dwellinghouse, and would preserve the amenity of neighbouring residential properties.

The application is thus considered to constitute a sustainable form of development and in its revised form is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 29th February 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council