

DELEGATED DECISION REPORT

HPK/2023/0427 Valid 11/10/2023	82 SHEFFIELD ROAD GLOSSOP	SUNNYFIELDS PROPOSED SINGLE STOREY REAR AND FRONT EXTENSION. ROOF ALTERATIONS AND REAR / FRONT DORMER EXTENSIONS
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(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Residential amenity

DESCRIPTION OF SITE

The application site is a four-bedroom detached dormer bungalow in a residential area of Glossop, located on Sheffield Road, within the built-up area boundary. The dwelling is a set back from the road. The property previously featured large mature (but non-protected) trees at the front of the site, but these were removed prior to submission of the recent planning applications. Consequently the site is very open and prominent in street views.

Works have already commenced on site to build the extensions to the front and the back of the property.

PROPOSAL

Householder permission is sought for a range of extensions and external alterations. The application is the third recent application for the property. The current application proposes:

- A front two storey extension comprising 2 bedrooms at ground floor level with a staircase accessing the upper floor and storage and office in the roof space. The front extension is within a pitched roof and three rooflights are proposed on the front roof. It is recessed 0.8m from the full width of the property and is 10.6m wide and 4.4m deep and pitched roof will overhang beyond the width.
- A new front porch entrance with dual pitched roof measuring 1.8m deep and 3.7m wide.
- A two storey rear extension 4m deep and is full width 12.2m wide. It will enlarge the ground floor living accommodation: lounge and kitchen/dining area. At first floor it will create additional bedroom space and bathrooms/ensuites. The rear extension would have a combination of a pitched roof and a large dormer extending most of

the rear roof pitch (dormer: 12m wide and roof is 12.5m wide) The dormer varies from 5.5m- 8.1m in height, 2.8m height than the roof.

- Three new side windows on the east elevation.

In terms of the height of the main roof, the ridge height is 6.8m and 2.5m to the eaves.

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

Paragraph 11 The Presumption in Favour of Sustainable Development

Section 4 Decision-making

Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0534 - Proposed single storey rear and front extension. Roof alterations and rear / front dormer extensions – Refused 02.03.23 & Appeal dismissed - 07.08.23

HPK/2022/0236 - Proposed single storey rear and front extension. Roof alterations and rear / front dormer extensions – refused 21.10.22

HPK/0000/8304 – For proposed kitchen extension to house and detached garage – date unknown.

CONSULTATIONS

Publicity

Site Notice expiry date: 16.11.23

Neighbour consultation period ends: 16.11.23

Public Comments

Comments have been received from two neighbours objection to the proposals:

It appears that the proposed extension of the roof area to the left and front of the property will be across our land. We do not give permission to build on, across, or over our land.

This same extension will further restrict the driveway access to our property for large vehicles, including emergency services and wider delivery and maintenance access.

I politely request that the three windows shown on the left side plans do not open, for the same reason of overhang and potentially prohibiting access to wider vehicles. Although we must object to this current proposal, we do support the renovation of this property.

I found the original plan with the arched entranceway pleasantly reflective of the original 1930s character of the house and the existing arch at that location, and was disappointed the council did not agree.

Derbyshire County Council Highways

While the applicant does not specify current parking arrangements, there is adequate space available to the front of the dwelling to accommodate potential additional parking generated by the addition of one bedroom in the proposed extensions. Therefore there are no objections to the application.

OFFICER COMMENTS

Principle of Development

The application site is located within a built-up area boundary, where new development will be directed in accordance with Policy S2. Accordingly, the general principle of development is considered to be acceptable, subject to design and amenity policies.

Design

Local Plan Policy EQ6 requires developments to be well designed and delivered to a high quality.

Section 12 of the NPPF places emphasis on the requirement for development to achieve good design and that good design is a key aspect of sustainable development. Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect 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.

The adopted High Peak Design Guide 2018 sets out the parameters which new development should respond to. All development, whether a house extension or larger building should be in accordance with paragraph 3.11:

There are some basic principles that need to be respected if the new is to harmonise successfully with the old. These relates to three main characteristics of traditional elevations:

- *A balance of proportions between the overall shape of the walls and the openings they contain.*
- *A high solid to void ratio in which the wall dominates.*
- *A simple arrangement of openings, usually in the form (often symmetrical) in the case of houses, and informal in the case of outbuildings.*

In respect to extensions, it states at paragraph 5.2 that:

Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character. The aim should be to revitalise the building without altering its fundamental character.

Paragraph 5.5 continues:

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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help.

Paragraph 7.5 states:

There are many traditional window patterns found locally. Nearly all however have a vertical emphasis to their overall shape as well as some degree of subdivision.

The Adopted Residential (SPD) (2005) paragraph Chapter 9 states that “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.”

Paragraph 6.3.8 of the Adopted Residential (SPD) 2005 makes specific reference to dormer windows: “Except for parts of Buxton, dormer windows are generally rare in High Peak. In such areas dormers should be positioned to the rear of dwellings where they cannot be seen as clearly or consider the use of Velux roof windows.”

Paragraph 9.4.2 continues: “Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses, especially terraced properties.”

The existing property has four bedrooms with one bedroom in the roof. The original part of the house has a hipped roof and a front extension has been added in the past which has a gable end pitched roof and flat roof elements. A flat roof rear dormer was added to the rear roof. As such the property has been extended from its original form, as a modest hipped roof bungalow, a considerable amount already prior to the current proposals. Nevertheless, the property, as extended, has a complete appearance and form which is appropriate to its site and location.

Development in the area is generally characterised by houses which are traditional in form, comprising stone terraces and larger redbrick detached houses. There are some exceptions including a mid-C20th terrace immediately adjacent to the site but otherwise the character of the area, particularly immediately along Sheffield Road, is considered to be quite strong in terms of traditional forms, architectural details and the application of facing materials.

The application site is visible from Sheffield Road as a number of trees and hedgerow have been removed from the site. The dwelling is set back from the road which reduces its prominence on approach but the application property is readily viewable from short distance views from the adjacent highway. The rear of the dwelling is visible from Cowbrook Avenue.

Previous planning application HPK/2022/0534

The previous planning application was refused on the following grounds (which is also very similar reason for refusal to HPK/2022/0236):

The proposed extensions and alterations would transform the appearance of the existing bungalow such that it would appear entirely out of keeping and be visually harmful to the character of the host dwelling and the established character of the street scene. The development would also overwhelm the existing dwelling as the additions fail to remain subservient to the existing dwelling. As such the proposal is considered to be in direct conflict with the aims and objectives of Policy EQ6 of the High Peak Local Plan and advice within the adopted Residential Design Guide 2005 SPD, the design principles with the High Peak Design Guide 2018 along with the advice on securing high quality design set out within the National Planning Policy Framework.

The key points from the refusal reason are:

- The proposed extensions and alterations would transform the appearance of the existing bungalow such that it would appear entirely out of keeping and be visually harmful to the character of the host dwelling.
- The development would also overwhelm the existing dwelling as the additions fail to remain subservient to the existing dwelling.

Essentially, the proposed extensions were seen as too large and bulky and as a result the original dwelling is unrecognisable from its original form.

The refused application was subject to a planning appeal which was dismissed and the Inspector agreed with the Council's concerns, notably the prominence the property has on the street scene:

7. However, the design of the front elevation would be out of keeping with what presently exists on the appeal site and with the character and appearance of the, albeit varied, wider street scene. In particular, the split eaves level and associated relatively shallow sloping roof that would encompass much of the front elevation would be an awkward, incongruous and visually harmful design feature in the street scene. Front dormer windows are also not characteristic of the surrounding area, and their presence on the proposed development would further set it apart from its surroundings and contribute to the significant harm that would be caused to the character and appearance of the host dwelling and the area as a result of the proposed front elevation.

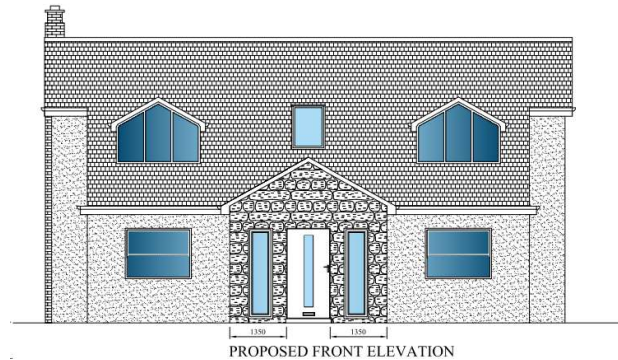
The current application: HPK/2023/0427

Comparing the floorplans of the current proposals (dwg.VN-001-003 Rev D) with the previous refused plan (dwg.VN-001-003 Rev C) it is difficult to see what has changed in terms of the bulk and scale of the proposals, the only slight change is the installation of roof lights instead of dormers to the front elevation. The footprint and floorplan dimensions and accommodation layout are identical so the issues about bulk, subservience and overwhelming the host dwelling have not been addressed at all.

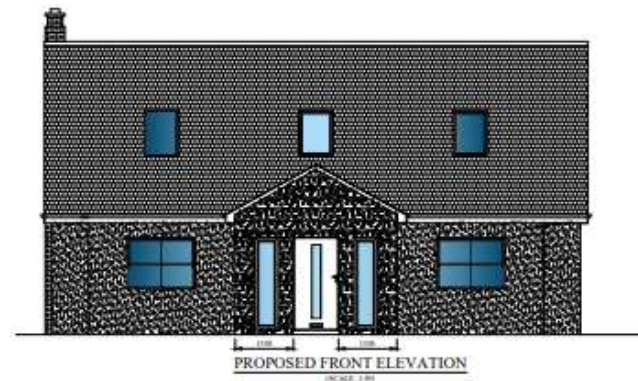
Comparing the elevation drawings (VN-001-004 Rev E) with previous refused plan (VN-001-004 Rev D) the roof form has changed so that it is fully pitched to the front and the front dormers have been replaced by with rooflights. In terms of the height of the main roof, the ridge height is 6.8m and 2.5m to the eaves (compared to 6.7m and 2.5m to eaves for the refused scheme).

The rear elevation appears identical to the previous scheme with a large full width rear extension and a large dormer.

HPK/2022/0534 (refused scheme) Dwg. No. VN-001-004 Rev D



HPK/2023/0427 Dwg. No. VN-001-004 Rev E



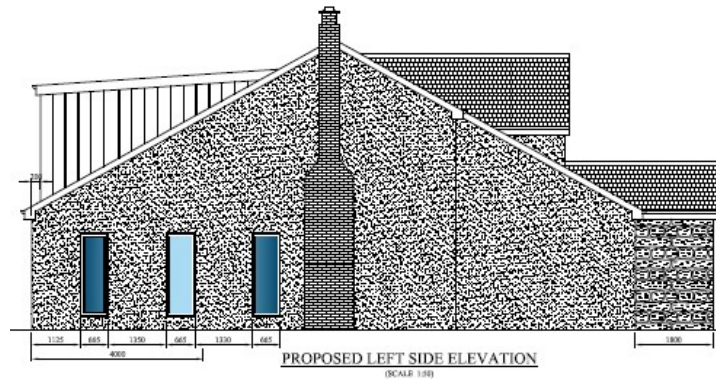
HPK/2023/0427 Dwg. No. VN-001-004 Rev E



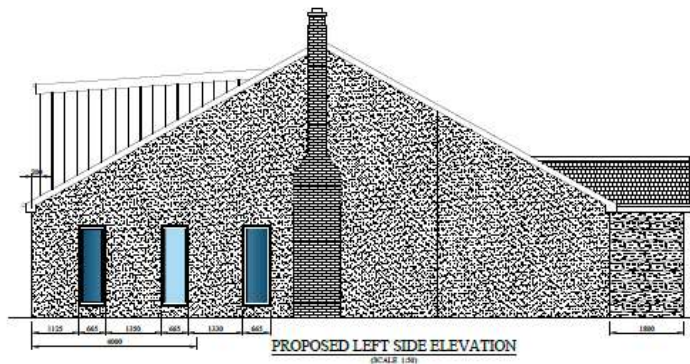
Comparing the side elevational drawing (VN-001-005 Rev D) with refused plan (VN-001-005 Rev C) the only change is the removal of the front dormers. The depth of the

property would increase from 10m to 16m, when viewed from the eastern and western elevations and appears very bulky, it swallows up the existing dwelling and bears no resemblance to its current form.

HPK/2022/0534 (refused scheme) Dwg. No. VN-001-005 Rev B



HPK/2023/0427 Dwg. No. VN-001-005 Rev D



It is the depth of the roof span that is over stretched in form, by trying to keep the ridge height lower makes the extension appear very bulky. As the property is seeking to be a 1.5 storey property rather than a full two storey dwelling (8-10m high) which is reliant on an oversized rear dormer to facilitate the addition first floor space.

The Inspector referenced the roof height in the appeal decision, which accepts that the site can take a large property with a higher roof height. It is the attempts to limit the roof height which results in the awkward form:

6. The appellant refers to the increase ridge height being proposed as approximately one metre higher than the existing ridge height, but it must be noted that the overall bulk of the dwelling would increase considerably. That said, I concur with the general premise put forward by the appellant that the appeal site could in principle accommodate a larger dwelling than currently exists without causing harm to the character and appearance of the area. The change of the roof type from a hip to a gable would also not cause harm in the context of the existing variation in roof types

in the area already, and windows of other dwellings vary in size and in terms of the presence of cills and headers.

Continuing through their assessment, including paragraph 7 quoted previously, the Inspector elaborates further about the impact on the streetscene:

9. I have considered each of these points in my assessment of the proposal but ultimately nonetheless I find that harm to the street scene would be caused as a result of the proposed development, for the reasons I have outlined. Although set back into the site, the proposal would still have a notable impact on the street scene. It would not therefore represent a design improvement in comparison to the existing dwelling, especially as the existing dwelling is a much more modestly sized building which has less of a visual impact as a result. The variation in the street scene increases the scope for different design solutions to be explored, but it does not justify the harmful impact that would occur directly from the design of the appeal development.

The proposals are so overwhelming to the existing dwelling the only part of the existing house that remains is some sections along both the side elevations but otherwise externally the existing and proposed dwelling would be unrecognisable.

The applicants have not revisited the design of the scheme but have instead presented plans that chip away at the previous refused drawings. The Inspector's evaluation in the appeal decision is clear that there needs to be an alternative design solution and the site has potential for this to be explored given the variety of character and appearance of the streetscene.

As such the proposed revisions between planning applications are so minimal that they do nothing to address the reason for refusal. The change in appearance between the existing property and what is proposed is so great that it engulfs the existing property so that it bears no resemblance to the current property. Concerns about the detrimental impact on the streetscene still remain and a view that endorsed by the Planning Inspector in their decision.

Overall, the proposed development would fail to respond positively to the character of the host dwelling and would have a significantly detrimental impact on the visual amenity of the area. The development is therefore contrary to Policy EQ6 of the Local Plan, the adopted Design Guide 2018 the Residential Design Guide SPD, and the NPPF which all seek to achieve good design and respond to local distinctiveness.

Amenity

Amenity Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to 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.

Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed. Whilst the extensions would be substantial and would increase the overall verticality of the building, they would be set sufficiently far away from the neighbouring properties to avoid significant harm to their residential

amenity, including in terms of over overbearing effects, visual intrusion, overshadowing or loss of privacy.

The Juliette balcony would face towards the neighbouring house at the rear, which is set sufficiently far away (around 35m from elevation to elevation) to avoid a harmful level of overlooking.

The comments from the neighbour property (82a) which is situated to the rear of the property are noted. The driveway to 82a runs down the side of the application site property (82) but there is no proposal to change the width of the existing house in relation to the elevation but the pitched roof will overhang some of this area. However, matters of landownership are private and outside of the planning remit that can be considered for this application.

Highway Safety

No alterations to access or parking arrangements are proposed. The proposal would involve the increase of bedrooms from four to five, resulting in to change to the requirement for off-street parking relative to the adopted guideline standards. There is sufficient area at the front of the property to accommodate three parking spaces. The proposal is not considered to give rise to any harm to highway safety.

CONCLUSION / PLANNING BALANCE

There has been no significant change to the design approach of the current scheme to the previous refused scheme (HPK/2022/0534) which was dismissed at appeal. The proposals need a substantial redesign starting with reviewing the form of the existing dwelling and assessing how the property could be extended in a sensitive manner.

Accordingly the proposed extensions and alterations are recommended for refusal on the same grounds as the previous application on the basis that it would result in a form of development that would overwhelm the original dwelling and result in the design of the dwelling being significantly out of keeping and detrimental to the character of the area.

OFFICER RECOMMENDATION : Refusal

Case Officer: Rosie Dinnen

Recommendation Date: 19.02.24

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Signed by: Ben Haywood

On behalf of High Peak Borough Council

