

DELEGATED DECISION REPORT

HPK/2024/0008
VALID 15/01/24

62, NORTH ROAD,
GLOSSOP, DERBYSHIRE,
SK13 7AU

GROUND FLOOR SIDE AND
REAR EXTENSION (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 tiled hipped roof. To the rear is a timber lean-to conservatory of modest projection, beyond which is a garden set at a lower land level. The site is accessed from North Road with an area of off street parking provided to the front and side. The surrounding area is predominantly residential in character.

PROPOSAL

This application seeks permission for a single storey side extension, and single storey rear extension. To provide for the rear extension the existing lean-to conservatory would be demolished. The side extension would project to the side by just over 1m, at a depth of 2.7m, and would be set back from the front elevation. The extension would have a lean-to roof and would be constructed from brick and tile to match the existing. The proposed rear extension would project from the rear elevation by 0.6m at a width of 2.9m. The extension would be flat roof, and zinc clad with a large opening to the rear.

The extensions would provide a utility and window set within the dining room.

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

CONSULTATIONS

Publicity

Site Notice expiry date: 12/02/24
Neighbour consultation period ends: 06/02/24
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

There are no highway safety objections to the above mentioned planning application

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 single storey side and rear extensions.

The proposed side extension is modest and would be set back from the front elevation. Its modest projection to the side, height, and siting would ensure that the extension appears subservient to the host property, which would remain dominant. While visible from the streetscene, the extension would not be dominant or incongruous due to its modest scale and siting. The use of materials to match is appropriate.

The proposed rear extension is equally modest in scale and would be a subservient addition to the host property. This extension would be constructed from zinc which would not match that of the host dwelling. In addition the scheme includes a large glazed opening to the rear which would not replicate the window design of the original property. Paragraph 7.24 of the High Peak Design Guide (2018) states that “new materials need to respect the building and its setting”. The use of such materials are not consistent with the surrounding area and not traditional to High Peak. The contrasting use of materials would be unduly harmful to the character and appearance of the dwelling of surrounding area. Given the modest scale of the extension, it is considered appropriate to condition that the materials of the extensions should match those within the existing building.

Subject to appropriate conditions with respect of materials, the design of the extension is considered to be acceptable and in accordance with the Development Plan.

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. There are small openings at ground and first floor of the adjacent property, although principal openings to that property are located to the front and rear. The siting of the extension would not result in an loss of daylight to principal openings and its scale would ensure limited overshadowing or overbearing would arise.

The limited degree of projection of the rear extension would mean that no amenity issues through loss of light, overbearing or overshadowing would arise. The proposed new opening would face over the rear amenity space of the host property and not result in significant overlooking or loss of privacy.

Highway Safety

The proposal would not result in an uplift in bedrooms at the site. The side extension would partially erode the driveway, although the drive is of sufficient depth to accommodate for the parking demands of the host property. No objections have been received from DCC Highways.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals, as conditioned, 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: 06/03/24

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council