

DELEGATED DECISION REPORT

HPK/2024/0048
Valid 07/02/2024

7, OAKWOOD,
SIMMONDLEY, GLOSSOP,
DERBYSHIRE, SK13 6XL

**PROPOSED FIRST FLOOR
SIDE EXTENSION OVER
GARAGE AND GARAGE
CONVERSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity
- Parking

DESCRIPTION OF SITE

The site relates to a two storey detached property which is located at the end of a cul de sac within a residential area. The site is accessed via a driveway from Oakwood to the front. The dwelling has a lawned garden to the rear of the property laid to lawn and a grassed area to the side of the driveway at the front.

The application site lies within the settlement boundary for Glossop as defined by the Local Plan policies map. For the purposes of planning policy consideration, the application site is located within the Simmondley Ward, and it is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.



PROPOSAL

Full planning permission is sought to construct a first floor side extension with roof stepped down from the main roof apex, and first floor stepped in. In addition the garage will be converted, and the garage door replaced with a window, the fenestration style to match the existing windows. The driveway will be widened to improve off street parking to serve the dwelling.

The proposed palette of material finishes will be sympathetic to the host dwelling and be brick and tiled roof to match.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S5 Glossopdale Sub-area Strategy
EQ6 Design and Place Making

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2023)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recorded planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 15/03/2024
Neighbour consultation period ends: 29/02/2024

Public Comments

None received

Town / Parish Comments

No comments to make

Highways Authority

No objection

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies Glossop within the Glossopdale sub area where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Visual Impact

Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that 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.

The proposed first floor extension will be added to above the garage of the existing dwellinghouse. The extension will be constructed of materials to match and will have a roof that steps down from the main roof apex. A setback is proposed, and this will minimise the risk of brick and roof tile mismatch.

The extension will assimilate seamlessly into the overall design of the host dwelling, the build is subordinate in the context of an addition to the original dwelling, the spirit of the SPD and design policy is to prevent terracing and to allow the host dwelling not to be subsumed by the proposal, both matters do not materialise with this proposal. The extension will result in a dwelling that in terms of design reflects a similar design style to other existing dwellings on the street.

The siting, and nature of the extension would mean the proposal would not cause harm to the character and appearance of the streetscene.

On balance, the development proposed is unlikely to cause harm to the character and appearance of the host property.

The design and materials of the proposed extension will complement the existing dwellinghouse and will not appear visually prominent within the street scene. It is for

these reasons that the proposed extension will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site sits adjacent to a detached dwelling, similarly, positioned on the cul de sac. The immediate neighbouring property has a blank gable facing the garage, the first floor will have no side windows and will have no impact on neighbour amenity or privacy. A first floor extension at this location would not be considered unusual or inappropriate.

The extension would not have an adverse impact on the amenity of neighbours through overshadowing, overbearing or loss of daylight and is compliant to the 45 degree code.

Highways

The highway authority considers no highway safety issues arise from the proposed works. The proposal will increase the property from a 3 bedroom to a 5 bedroom and will also result in the loss of an existing off-road parking space within the garage. However, the front garden area is large enough to accommodate an additional parking space. Subject to a condition to secure 3 off-road spaces the development accords with Local Plan policy CF6, in that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

CONCLUSION

In light of the above, the application has been found to constitute a sustainable form of development. It is considered that the extension has no impact on the public realm and does not adversely harm the amenity of neighbours and in line with Policies S1a and EQ6 and the NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 8.4.2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

