

DELEGATED DECISION REPORT

HPK/2024/0040
Valid 01/02/2024

HAWKSHEAD, HOPE
STREET, GLOSSOP,
DERBYSHIRE, SK13 7SS

EXTENSION OF EXISTING B2
UNIT, NEW DOORS AND
ALTERATIONS TO EXISTING
DOORS

(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Design
- Residential Amenity
- Highway Safety
- Trees and Landscaping

DESCRIPTION OF SITE

The application site is a well-established industrial building occupied by Jack Badger Ltd, a traditional joinery business employing somewhere in the region of 20 people on site. The site occupies a parcel of land some 3674m² in area and is located at a fork in the road at the junction of Hawkshead Road and Hope Street in the Old Glossop area of High Peak.

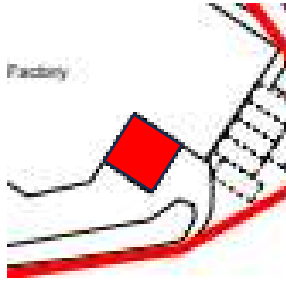
The site has existing parking for cars to the north west facing side of the site and access for commercial vehicles to the south east corner with loading bay sited to this side also. There is a line of well established trees located along the edge of the site facing Hope Street.

Nos. 5 – 23a (inclusive) Hope Street face the application site to the south and Hawkshead Road to the north provides access to a contemporary housing development built on the former Hawkshead Mill.

The industrial building to which this application relates operates as a general industrial building falling under class B2 of the Use Classes Order in England.

PROPOSAL

Planning permission is sought for a small scale extension to cover the existing main entrance to the building. The proposed extension will project with a square footprint, projecting a maximum of 4.5m from the front elevation of the building with a two storey form with a maximum height of 5m.



The proposed extension will occupy the square area shaded in red on the above extract of the site plan.

The proposed extension will provide an additional space for an extension to the industrial unit at ground floor as well as an externally accessible bike store. At first floor the extension will provide an extension to an existing office space used in conjunction with the industrial unit.

Planning permission is also sought for an internal mezzanine level to be installed to the existing unit, adding a first floor and further facilities for employees. Bi-folding doors are also proposed to the external of the south east facing elevation as well as the creation of a new door for external access. The proposed extension will be constructed from materials to match the existing building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S5 Glossopdale Sub-area Strategy
- E1 New Employment Development
- EQ5 Biodiversity
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Building a Strong Competitive Economy	Chapter 6
Promoting Sustainable Transport	Chapter 9
Meeting the Challenge of Climate Change and Flood Risk	Chapter 14
Conserving and Enhancing the Natural Environment	Chapter 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/6736

For Proposed Redevelopment Of Existing Industrial Premises - New Factory To Be Built Followed By Demolition Of Existing Works

DECISION: APPROVED

HPK/0000/7250

Carry Out Redevelopment Of Existing Industrial Premises - New Factory To Be Built Followed By Demolition Of Existing Works (outline)

DECISION: APPROVED

HPK/0001/4658

Demolition Of Existing Works And Erection Of New Factory

DECISION: APPROVED

HPK/0001/4659

For Redevelopment Of Existing Premises

DECISION: APPROVED

CONSULTATIONS**Publicity**

Site Notice expiry date: 26/02/2024

Neighbour consultation period ends: 26/02/2024

Press Advert: N/A

Public Comments

A total of 21 properties were consulted on this application and no representations have been received.

Town / Parish Comments

N/A.

DCC Highways

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

OFFICER COMMENTS**Principle of Development**

The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan,

so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016. Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless:
 - i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policies S1 and S1a of the High Peak Local Plan the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment.

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Development will be directed towards the most sustainable locations in accordance with the settlement hierarchy set out at LP (Local Plan) Policy S2.

The existing industrial site has no overarching allocation status and the surrounding area is mixed use with residential properties noted to the north and south.

As the proposal would not conflict the strategic aims of the development plan, the proposal accords with LP Policy S4 Maintaining an Economic Base and LP Policy E1 New Employment Development seek to promote economic development. LP Policy S4 supports the expansion of existing businesses. LP Policy E1 focuses employment development to sustainable locations, supports the development of the employment land allocations (Policy E2) and Primary Employment Zones (Policy E3).

The scheme would foster the expansion of an existing business and support economic growth with associated benefits to meet with LP Policy E1 and the NPPF.

Design

Local Plan S1 explains the Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and that this will be achieved by:

- Seeking to secure high quality, locally distinctive and inclusive design in all development that can be accessed and used by everyone including disabled people.

Section 12 of the NPPF places great importance of good design and states that good design is a key aspect of sustainable development. Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment whilst also contributing to local distinctiveness and sense of place.

The High Peak Design Guide 2018 requires new development to be guided by existing character and context, including the grain of development and building heights.

The existing arrangement features a standard industrial unit style appearance with a variety of materials. Whilst the proposed scheme would result in a larger footprint of development, it is considered the proposed design compliments the existing building, resulting in a small scale that will have no overbearing impact over the existing building or adjacent buildings when viewed in the context of the streetscene. The use of materials to match the existing unit is also supported and this will be secured by means of condition.

Overall, it is considered the siting, scale, design, and construction materials of the proposals are appropriate. Accordingly, the impact on the existing area would be acceptable and the proposal thereby accords with Policies EQ6 from the High Peak Local Plan (Adopted April 2016) and relevant National Policies found in National Planning Policy Framework.

Residential Amenity

LP 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.

Similarly, LP Policy EQ10 states that the Council will protect people and the environment from unsafe, unhealthy and polluted environments. Given the scale of the existing buildings and context of the existing site and relationship with properties along Hope Street, the proposed extension and internal creation of a mezzanine level will provide a limited extension to workshop space at ground floor level and additional space for offices and ancillary space such as a canteen at first floor level. In light of the existing arrangement and existing B2 use at this location, it is not considered that the proposed extension to the existing business would have an undue impact on the amenity of neighbouring occupiers, particularly those along Hope Street at nos. 5-23a inclusive facing towards the application site and side of the proposed works.

The proposed extension element of the application will maintain a height no higher than the existing unit. When viewed in the context of the existing industrial unit the extension will appear relatively small scale in comparison, projecting some 4.5m from the side elevations with a square footprint.

The proposed installation of bifolding doors to the ground floor side elevation is also supported, the use of these in the context of the original arrangement will not result in an adverse impact on the amenity of the occupiers of nos. 5-23a (inclusive) Hope Street over the existing arrangement. The doors would be positioned 16m from the closest neighbours on Hope street with an intervening road in between. As such this relationship, with is considered to be acceptable.

Overall it is not considered that the proposal would give rise to harm in terms of visual intrusion, overbearing, loss of light or overshadowing.

Highway Safety

LP Policies EQ6 and CF6 seek to ensure that all new development is served by safe and satisfactory access.

The Highway Authority have no objections to the proposed development. There will be no obstruction or alteration to the existing access to the site and the existing car parking provision will remain which is considered acceptable at this location. Part of the ground floor will be used for cycle storage which will provide facilities for an alternative form of transport than the private car.

Trees and Landscaping

While no provisions have been included for a loss of landscaping to the area of the proposed extension, additional landscaping will be required by condition. The applicant does not propose to remove any well established trees from the site however appropriately worded conditions have been attached to this permission to ensure trees to be retained on site are appropriately protected during the construction phase. The proposals comply with section 15 of the NPPF and local plan policy EQ9 in this regard.

CONCLUSION / PLANNING BALANCE

The application seeks an extension and improvement to the existing B2 Use industrial unit and the principle of development is fully supported, having regard to LP Policies E1 and E3 and relevant paragraphs under Chapter 6 of the NPPF. An assessment of all relevant planning considerations has found no adverse impacts to public and residential amenity, highway safety or biodiversity concerns, subject to an appropriate condition, and thus the application is found to constitute a sustainable form of development. In line with LP Policy S1a and paragraph 11 of the NPPF the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: John Van Eker

Recommendation Date: 12/04/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

Embankment condition as per 2019/0301