

DELEGATED DECISION REPORT

HPK/2024/0071
Valid 22/02/2024

12 KINGSMOOR ROAD
GLOSSOP

REAR AND SIDE EXTENSION
TO EXISTING DWELLING,
INCLUDING REPLACEMENT
PORCH.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity
- Car Parking
- Impact on trees

DESCRIPTION OF SITE

The application site comprises a detached two storey property situated at an end of cul-de-sac plot in Kingsmoor Road. The property has not been previously extended and situated in an elevated position above a large rear garden which adjoins properties on Hall Meadow Road. There are numerous trees within the back garden. The site is a well-established residential locality and is not within a conservation area. Kingsmoor Road has a mixture of bungalows and two storey houses all of which are detached.

PROPOSAL

The proposal comprises the construction a two storey side extension replacing the existing attached garage and a two storey extension to the rear of the property which includes a lean-to single storey extension that joins the garage/side extension. Some minor alterations are proposed to the front elevation of the property including the removal of the existing porch and replacement with an open structure timber porch and some timber cladding to front gable.

The extensions would facilitate the reconfiguration of rooms at ground floor and first floor level including a new kitchen/dining area, bathrooms, bedrooms and storage space. It would increase the number of bedrooms from 3 to 4. The existing garage would be replaced with a larger one.

The application submission included a Design and Access Statement, a Tree survey and an Arboricultural Impact Assessment.

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

Chapter 2: Achieving Sustainable Development
Chapter 9: Promoting Sustainable Transport
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 02/04/24
Neighbour consultation period ends: 02/04/24

Public Comments

None received

Derbyshire County Council Highways

No objection - The proposed works appear to increase space between the garage and the highway boundary, in effect increasing parking space to the front of the dwelling. The remaining extensions and proposed works will have no impact on the public highway.

OFFICER COMMENTS

Principle of Development

The application seeks planning permission for extension and alterations within the curtilage of a residential property. The property lies within the built-up area of Glossop which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to facilities and services.

As such, the principle of development is acceptable, subject to a detailed assessed of all relevant planning considerations.

Design

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. Chapter 9 of the Residential Design Guide SPD contains the following guidance relating to domestic extensions and alterations that are relevant to the assessment and determination of this application:

9.0 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.

9.1 Extensions should be designed so as to be subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.

Chapter 5 of the more recently adopted Design Guide SPD contains further guidance in connection with proposed residential extensions and alterations, with the following paragraphs considered to be relevant:

5.5 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.

Two storey side extension

The two storey side extension measures 3.3m wide by 5m deep and it will be setback from the front building line by 0.3m and would have a pitched roof. It replaces an attached single garage which is 2.6m wide and 5.7m deep with a pitched roof. The existing garage projects in front of the building line of, part of, the front elevation of the existing house, but is on a similar alignment to the sitting room gable.

The two storey extension has a pitched roof with a ridge height of 7m and 5m at the eaves, which is lower than the existing dwelling house roof height. Windows are proposed at first floor level, above garage door to front.

Two storey rear and lean-to extension

The two storey rear extension is 6.2 m wide and 8.5m deep and has a gable form with a pitched roof. The two storey extension a ridge height of 8.5m and 5.6m/6.3m (due to difference in site level) at the eaves. A new brick chimney is proposed in the rear extension which would protrude from above the eaves and beyond the roof pitch to about 9m from ground level. Two windows are proposed on the rear elevation (one ground and one first floor level). Sliding patio doors with two windows above are proposed on the SE elevation.

The lean-to extension comprises a utility room which infills between the two storey rear and two storey side extensions. It measures 4.9m x 2.5m with a monopitch roof

adjoining the two storey gable extension. Its roof is 2.3m to eaves and 5m where it adjoins the gable extension. The extension follows the same building line as the side extension that it also adjoins. Two rooflights are proposed and a timber door to provide a rear access to the garden.

Other alterations include the demolition of the existing porch and replacement with a timber canopy (open porch) structure.

The application proposes significant extensions and alterations to modernise a property which has remained unaltered since it was originally constructed in the 1960s. The proposed extensions are sizeable and will effectively double the footprint of the house. However, the extensions have been broken down into distinct elements. The rear extension has a gable form and is positioned midway along the rear elevation, so, notwithstanding its size, it is sensitively sited not to be visible from street views or impinge on neighbouring amenity. The side extension will in part replace the existing garage, although on a slightly larger footprint, it will be setback from the front the building line to be recessive, which is an improvement upon the existing situation where the garage protrudes beyond the front building line.

The design approach is contemporary using contrasting materials such as pale brick and aluminium windows. The existing property is largely of its time, it has plain red brick with rendered panels to the front, it makes no reference to the local vernacular and there is no reason for the existing materials to be replicated in the new extensions. It is proposed to use small areas of timber boarding on the front facing gable elevation, in part replacing existing boarding which is positioned into the apex of the roof. As set out in the adopted Design Guide 2018, the use of timber boarding is not common or reflective of the High Peak character. However, in this particular case, the areas are small in size, and in part replace existing boarding, therefore on balance, this detailing is considered to be acceptable.

The site benefits from being a detached property within a spacious plot therefore although the size of the extension are large, it is considered that the property, its site and surroundings can accommodate extensions of this scale without detrimental impacts. Only the side extension will be visible from public views and it is recessive to the main dwelling house by being setback from the building line and with a lower ridge height.

The proposals therefore comply with policies S1 and EQ6, the Residential Design Guide SPD and 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 benefits from being detached property within a spacious plot therefore the potential for residential amenity impacts on neighbouring properties is reduced. The closest properties are 11 and 10 Kingsmoor Drive.

11 Kingsmoor Drive is a bungalow which has a detached garage to the side of the property set behind a long driveway at the boundary with 12 Kingsmoor Drive. Mature hedging forms the boundary between the two properties. The nearest part of the side extension would be approx. 6m away but as both properties occupy corner plots in a cul-de-sac they are positioned on different alignments. The side extension will occupy a slightly larger footprint than the existing garage and it is noted that there are no windows proposed on the side elevation and therefore privacy will be preserved.

10 Kingsmoor Drive is a two storey detached house which has previously been extended to the rear and side. The nearest part of the rear extension would be about 10m away. As 10 Kingsmoor Drive also turns the corner of the cul de sac the properties are on different alignments and the existing side elevation to 12 Kingsmoor is blank without any windows. Although new windows are proposed on the SE elevation facing 10 Kingsmoor Road given the orientation of the properties, differences in levels and distance it is not foreseen that there would be any adverse impacts of residential amenity.

The application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Trees

A tree survey and AIA were submitted with the application which noted 7 individual trees. It is noted that the extension will cause an incursion to the root protection area (RPA) of tree T1 which is a Beech tree. A recommendation has been for screw pile foundations and a raised finished floor level to minimise any impact upon the tree RPA. T1 is categorised as a B1 tree as it is in good condition.

Whilst the trees on site are not protected, they are clearly good specimens which add to the quality of the environment and enjoyment of the garden, and they are worthy of retention. It is not proposed to remove any trees but the works will affect the RPA of the Beech tree. Therefore, the proposal to use screw pile foundations is welcome if it minimises harm to the tree and ensures its retention. A condition will be imposed to secure this requirement.

The proposal is therefore considered acceptable in terms of local plan policy EQ9 regarding trees.

Highway Safety

The extension will create a 4 bedroom property and car parking standards 3 car parking spaces. The existing garage will be replaced with a larger garage and there would also be space for two cars to park on the driveway (one in front of the garage, one in front of porch/entrance). Also more space is provided by the new garage being set back which assists with opening the garage doors.

The application is therefore considered to be acceptable having regard to LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

For the reasons set out in this report, it is considered that the proposal is an acceptable design and will not result in any adverse amenity impacts. Accordingly the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 17.04.24

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council