

DELEGATED DECISION REPORT

HPK/2024/0084
Valid 06/03/2024

CROFT HOUSE NORFOLK
STREET
GLOSSOP

CONVERSION OF REAR
PARKING AREA TO LAWN
AND PARTIAL CONVERSION
OF FRONT GARDEN TO
PARKING.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Highway Safety
- Design

DESCRIPTION OF SITE

Croft House is a large detached dwellinghouse located on the junction of Norfolk Sreet and Ellison St. The dwelling is orientated on an angle to the street scene, and has a stone boundary wall.

The dwelling has a large curtilage, with a long sweeping driveway leading to parking at the rear of the dwellinghouse.

PROPOSAL

Planning permission is sought to create 3 parking bays at the front of the property. The existing grassed area will be replaced with permeable hardstanding.

To the rear of the dwelling the existing parking area and garage will be removed. A grass lawn will be reinstated over the current parking area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 09/04/2024

Neighbour consultation period ends: 11/04/2024

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

As long as the off-street parking provided is at a level that satisfies your own Authority's standards (each space being of 2.4m x 4.8m), the Local Highway Authority (LHA) offer no objections to the above planning application.

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Glossop. The site is situated within this built-up area boundary. Therefore, the principle of the development is acceptable subject to consideration of the following policy.

Design

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The proposed parking area will be located to the front of the dwellinghouse, where the existing grassed area is located. The grassed area will be lowered in height to match the floor level of the driveway. The existing boundary wall and proposed

hedgerow will partly obscure the parked vehicles from the street scene. Parking to the front of a dwelling is considered characteristic in the street scene.

The reinstated lawn area to the rear of the dwelling will not be visible from the street scene and is characteristic of a rear garden to a dwellinghouse.

Overall there are no design concerns.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed rear garden area will not lead to any overlooking of neighbouring dwellings. The property has an existing patio area which will be enlarged and will act as the main rear amenity space. The patio area will look towards the side elevation of number 1 Croft Park, as such it is considered that the lawn area and patio will not increase noise pollution or overlooking for neighbouring dwellings. Indeed with the removal of the parking area to the rear, this will ensure that no vehicles are park close to the neighbours side boundary, as with the present situation.

The parking to the front of the dwelling will be vastly hidden by hedgerows.

Overall there are no amenity concerns.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1. Appendix 1 states that ... 4+ bedroom dwellings require 3 spaces per unit.

The proposed front parking will be replace the existing rear parking. The 3 parking spaces provided meet the size requirements of 2.4M by 4.8M. These three spaces will provide ample parking for a 4+ dwelling house. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 30th April 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council