

DELEGATED DECISION REPORT

HPK/2024/0032
Valid 31/01/2024

**LAND SOUTH OF SPIRE
HOLLIN, OFF DINTING
ROAD, GLOSSOP,
DERBYSHIRE**

**ERECTION OF DETACHED
DWELLING WITH
ASSOCIATED VEHICLE
PARKING, LANDSCAPING
AND GROUND WORKS**

(FULL - MINOR)

MAIN ISSUES

- Principle of Development
- Highway Safety
- Ecology
- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site is approximately 0.09 hectares and is a sloping field located to the rear of dwellings facing onto Dinting Road, Glossop. The site is located within the settlement boundary. The site is bounded to the south-east and north-east by dwellings and their gardens, to the north east by another dwelling, to the north by open land, and to the south-west by woodland. The site is accessed from Spire Hollin running along the north boundary. The site slopes down towards the houses to the south-east. There are a number of mature trees along the eastern boundary, none of which are protected by Tree Preservation Orders

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 Dinting Ward, and it is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Permission is sought to develop a three bedroomed, two storey dwelling, positioned towards Spire Hollin with a garden at the rear and vehicle access and parking at the front.

Due to the sloping nature of the site the ground floor accommodation is set down into the site below the level of the road. The ground floor is parallel to Spire Hollin and comprises a rectangular footprint 15.2 metres long and 7.2 metres deep with a flat roof. It is set back between 6 and 8.4 metres from the road frontage.

The first-floor accommodation is positioned at right angles to the ground floor, over the eastern end of the building. It too comprises a rectangular block 12.4 metres long and 6 metres wide. It has been designed to create a cantilever projecting over the ground floor element with an overhang of 2.3 metres to the front elevation and 2.5 metres to the rear.

The first-floor section has been designed with a pitched roof and the remaining flat roof above the single storey ground floor accommodates a terraced seating area and a sedum roof.

Two parking spaces are created in the north eastern corner of the site with direct access from Spire Hollin. The entrance to the dwelling is accessed via landscaped steps across the site frontage.

The dwelling will be constructed of stone bricks at ground floor level, with vertical timber cladding to first floor, the fins and the balustrade and a black profiled metal roof.

The front of the dwelling facing Spire Hollin will be landscaped with boulders and ornamental planting with a grass verge and boundary wall set in from the highway.

To the rear the landscape scheme incorporates more formal planting around the terrace area closest to the dwelling. Gabion retaining walls and stone steps will be introduced within the centre of the lawned area for ease of access to the lower garden which will incorporate areas of bulb swathes and meadow planting.

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
EQ 9 Trees, woodland and hedgerows
EQ 11 Flood Risk Management
H1 Location of Housing Development
H3 New Housing Development
CF 6 Accessibility and Transport

Supplementary Planning Document

High Peak Design Guide Adopted 2018

National Planning Policy Framework (2021)

Including sections -

12: Achieving well-designed places

15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/6444 Residential Development of Three Detached Houses
Refused 21.4.1988

HPK/2004/0968 Erection of one dwelling
Refused 22.11.2004
Appeal Dismissed 28.7.2005

HPK/2021/0668 Erection of five bedroomed, dwelling with parking for three vehicles.
Granted 11.8.2022



CONSULTATIONS

Publicity

Site Notice expiry date: 28/02/2024

Neighbour consultation period ends: 27/02/2024

Public Comments

Two representations received from neighbours. Both support the principle of the dwelling and the improved design. Issues of concern raised by 16 & 20 Dinting Road state:

- picture windows throughout the rear of the property on both levels. These look directly into the first floor of my home.
- I believe the 5 trees proposed would overshadow my rear garden and also affect the health of the well-established and well maintained privet hedge.
- ask that the screening is of a height appropriate to protect privacy to the rear of my home; that the screening be enforceable as part of any approval which you may (or may not) give and, if the screening is to be achieved by planting that it is evergreen and of a type that provides an adequate barrier (condition 14 of the previous permission sought provision of mitigation)
- I note from the previous planning approval that UU's opinion was that foul water should be drained on a separate system to the public sewer (in accordance with national guidelines).
- top level of the proposed property seems to be at the same height as bedroom windows of number 16

Town / Parish Comments

No comments received

Environmental Health

No objections subject to conditions

HPBC Waste (Operational Services)

Properties should be planned so bins can be stored within the property boundary And be moved to the presentation point without the need to go up or down steps or through the property. Garden gates need to be wide enough to accommodate a standard 240l wheeled bin.

Highways Authority

No objection

Derbyshire Wildlife Trust

No comments received

HPBC Arboricultural Officer

No comments received

United Utilities

Suggested drainage condition

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.

Residential buildings in the surrounding areas demonstrate a diverse range of forms, character, period and facing materials. Whilst it is considered that the overall character of the area is of a generally high quality, no particular design style dominates. Building materials in the area comprise a mix of natural stone, tile, red and yellow brick.

The proposal is significantly smaller than the extant approval for a larger 5-bed dwelling – this is both in terms of footprint and massing. There is concern regarding the form of the dwelling, however, in terms of the significant overhang of the first floor, which it is considered will create a somewhat awkward, “top-heavy” and incongruous appearance.

The design detailing and material finishes are a natural wooden cladding which is not generally supported on residential buildings in the High Peak. Officers raised concerns with regards to the timber finish and requested the applicant look again at what was proposed. A comprehensive supplementary planning statement was submitted to support the choice of timber materials.

The Council's Adopted Design Guide clearly allows for contemporary buildings that offer something different to traditional design, so long as these are derived from an understanding of site, context and setting and result in a harmonious development.

Timber finish is not the predominant building material used in residential building in High Peak. Timber boarding can be found on agricultural buildings and garages/sheds, but it can't be found on any dwellings within the vicinity of the site. Agricultural buildings are seen within the context of the rural landscape.

The Design Guide explains:

One of the most distinctive qualities of traditional buildings in High Peak is the use of locally sourced natural stone for walling and stone or slate for roofs. It follows therefore that, wherever possible, and particularly in sensitive locations, new buildings should be constructed from the same palette of materials.

Traditionally, materials have been selected and used in a way that promotes their durability in a harsh climate and ensures that buildings meet the purpose for which they were intended in the most economical way possible.....

.....There is no tradition of external timber boarding in High Peak.

The NPPF states:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

As previously stated Policy EQ 6 in the adopted Local Plan requires development to be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place, contributing positively to an area's character.

The use of a new material (i.e. timber cladding) which has not traditionally been used in High Peak, is considered an inappropriate material choice taking into account the setting as a whole as it would not be sympathetic to local character and history or the surrounding built environment and would fail to create and maintain the strong sense of place which is created by the use of durable materials such as stone.

With regard to the roofing material, a black metal sheet is proposed. Again, whilst such materials can be found on agricultural and industrial buildings, the tradition in the High Peak is of slate. According to the Design Guide:

Well-designed buildings respond to the character and setting of their surroundings and make a positive contribution to making places better for people. Towns and villages in the High Peak have a locally distinctive character which has been defined by their high density form and their architectural and historic development, as well as by the use of natural and traditional materials such as stone and slate. It is these characteristics which lend a sense of place to the settlement within the surrounding landscape.

Roofs are laid at pitches sufficient to shed the rain using the size of slate available.

The predominant traditional roof material for the central and northern parts of the area is stone slates produced when thin beds of gritstone are split apart. They are laid in diminishing courses with large slates near the eaves rising to small slates near the ridge to make best use of the material available. The usual pitch is a relatively low 30 degrees.

As a result the residential roofscapes of the towns and villages are characterised by these materials. The introduction of metal sheeting would appear alien and at odds with the character of the area.

Amenity

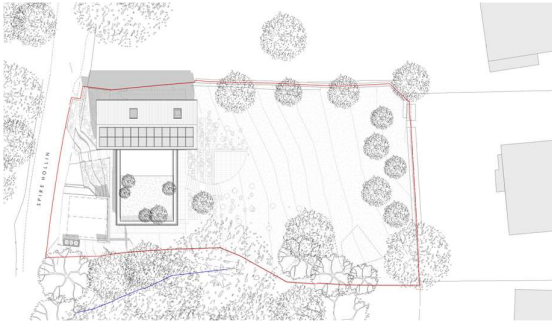
High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

It is considered that the proposed house has been designed carefully to minimise impacts on the amenity of neighbouring houses, taking into account the separation

distances and the difference in levels.

The north, east and west facing elevations of the proposed house would look out towards woods and open space across the road (Spire Hollin) with no impact on amenity of neighbouring properties.

The rear elevation of the neighbouring house to the immediate rear (20 Dinting Road) would be placed around 40m from the south elevation of the proposed house. Separation distances to the neighbouring house at 18 Dinting Road would be similar or greater. The minimum separation distance (21m) set out in the Residential Design Guide would be significantly exceeded, even taking into account the sloping nature of the site.



The extant permission proposed vegetation screening to mitigate any potential for overlooking. This application proposes screening to soften views into the site from neighbouring properties and views from within the site out towards the nearest neighbouring properties.



The illustrative plan seeks to minimise any harmful loss of privacy. The details of screening planting (tree planting) would limit views from the habitable rooms on the south elevation of the house and the external deck towards the neighbouring house.

It is considered that these design measures would avoid any harm to amenity in terms of visual intrusion, overbearing effect, loss of light and overshadowing, and mutual overlooking and loss of privacy. It is suggested that approval be granted on condition that the screening be permanently retained (or replaced), in order to ensure that overlooking of the neighbouring properties is avoided in the future.

Whilst neighbour objections are noted, owing to the position of the site and the layout of the proposal relative to other neighbouring houses, it is not considered that the house would give rise to any material amenity impacts to the occupants of any other neighbouring properties.

Standard of accommodation

Local policy H3 supports dwellings which accord with the Nationally Described Space Standards (NDSS). The proposal would satisfy the NDSS and it is therefore considered that the proposal would support the objectives of policy H3.

Landscape and Visual Impact

To address concerns regarding long distance views and potential for visual landscape impact, whilst the house does have an elevated position, views up to it and into it from the surrounding area are extremely limited. The applicant has submitted a series of viewpoints which show glimpses or no view.

Where there may be a line of sight, the distance is so great the house would assimilate into the backdrop of the hill.

Highway Safety

Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network.

The NPPF states that in assessing applications for development, a safe and suitable access should be achieved for all users. It goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The DCC Highways officer raises no concerns regarding the proposed access or parking arrangements.

The scheme would be safely accessed and would not result in an unacceptable impact on highway safety and would therefore accord with policy CF6 and NPPF.

Trees and Ecology

Policy EQ9 notes that the Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration, and that this will be achieved by resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.

Policy EQ5 Biodiversity notes that biodiversity and geological resources will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests, and that this will be achieved by, inter alia, encouraging development to include measures to contribute positively to the overall biodiversity of the Plan Area.

The proposal is a scheme of reduced development footprint and when commenting on the extant permission it is noted that advice from Derbyshire Wildlife Trust and the Council's arboricultural officer suggested conditions which are considered to be appropriate to this proposal. Subject to the imposition of these conditions it is considered, through implementation of suitable biodiversity enhancement, that the proposed development would successfully conserve biodiversity assets and would therefore support the objectives of policy EQ5. This development would not require the direct removal of any trees and subject to tree protection measures during construction, the scheme would comply with the objectives of EQ9.

Flood Risk

Policy EQ11 notes that the Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere, where this is viable and compatible with other policies aimed at achieving a sustainable pattern of development.

Neither the site or and adjacent or nearby land are located within areas identified as being at a higher risk of flooding.

United Utilities have provided guidance on sustainable drainage but have raised no objection, in relation to surface water or flood risk matters. However they do recommend that the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable manner. It is therefore considered necessary to impose a condition which secures further details on the method of foul and surface water drainage.

The public comment regarding drainage matters are noted. United Utilities consultation response advice to the developer will be passed onto the applicant.

With the imposition of this conditions, it is considered unlikely that the proposal would be at particular risk of flooding or increase the risk of flooding elsewhere. The proposal is therefore considered to be acceptable in terms of policy EQ11.

CONCLUSION

For the reasons outlined above, the development (as detailed on the submitted drawings) is considered inappropriate design in terms of its awkward form and inappropriate material finish, contrary to the provisions of policy EQ6 of the High Peak Local Plan 2016 and the NPPF which 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. As such the application is recommended for refusal.

OFFICER RECOMMENDATION: REFUSE

Case Officer: P. Twigg

Recommendation Date: 20.05.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council