

DELEGATED DECISION REPORT

HPK/2024/0140
Valid 05/04/2024

20 CROFT MANOR
GLOSSOP

PARTIAL CONVERSION OF
EXISTING INTEGRAL GARAGE
TO UTILITY ROOM,
INSTALLATION OF
ENLARGED FRONT WINDOW,
REPLACEMENT OF EXISTING
SIDE DOOR WITH WINDOW
AND MODIFICATION TO
EXISTING REAR WINDOW
AND DOORS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

20 Croft Manor is a large detached dwellinghouse on 1980s housing development. The dwelling has an integral garage, with a driveway to accommodate a further 3 vehicles.

The dwelling occupies a corner plot, within the development, with a grasses area next to the driveway. The dwelling is finished in yellow brick with a concrete tile roof. solar panels have been fitted to the front roof elevation.

PROPOSAL

Planning permission is sought for some internal works. The original planning permission removed the rights to alter the existing parking provision on each dwelling. Therefore planning permission is required for the conversion of the integral garage. Part of the garage will be converted into a utility, leaving a small storage space to the front. The existing garage door will be retained.

The existing side facing window will be enlarged and the existing side facing door slightly reconfigured.

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

HPK/0001/4718 Amendment of details of layout and house types APPROVED

HPK/0002/7695 Amendments to residential approval HPK/0001/4718 APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 16/05/2024
Neighbour consultation period ends: 09/05/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which 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 garage conversion will maintain the existing garage door, maintaining the current appearance of the principal elevation. As such there are no design changes. The proposed reconfiguration of the side window and door will maintain the existing style of window and door, in a slightly altered sizing. While this window and door can be seen in the street scene this will create a minimal alteration.

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 Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The existing side window and door will remain in the same location, in a slightly altered configuration. Due to the dwellings corner location these face out over a front lawn and onto the wider street. they do not face onto any neighbouring dwellings. Furthermore the door will open into the utility, while the window will provide some light to the kitchen area. Neither space is considered to be a room in which vast amounts of time are spent and as such will not lead to any overlooking.

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 existing dwelling has provision for 4 vehicles to park off street. The partial garage conversion will bring this down to 3 spaces. This complies with the 3 space

requirement for a large dwelling. DCC Highways have not objected to the loss of a parking space. 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 : Approval

Case Officer: Rachel Robinson

Recommendation Date: 24th May 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council