



06/02/2024

My ref: HPK/2023/0560

Your ref:

Mr Simon Jones
SJ Design Ltd
The Old Co-Op Building
Church Street
Hayfield
High Peak
SK22 2JE

Dear Sir/Madam

Raise roof level to provide accommodation at first and second floor and alterations to windows and doors at 17 Arcadia Woodhead Road Glossop

I have carried out a preliminary assessment of your planning application and unfortunately due to:

1. Harm to street scene – no.17 is small bungalow site set at the end of a row of detached properties. No.17 sits unusually close to the street when compared to its other detached neighbours to the south. Combined with its raised ground level the bungalow already presents a prominent feature in the street scene.

The proposed works would raise the height creating a dominating and overbearing effect on the street scene. Combined with the very square footprint of the dwelling it presents a dwellings out of place and harmful to the street scene.

2. Fenestrations - The proposed fenestrations are varied and do not present a consistent character.

The round headed sash windows proposed for the north elevation look out of place, crossing over more than one storey. They also do not match the other windows proposed. This style of window is also not seen elsewhere in the street scene.

The south elevation proposes 2 two pane windows which are at odds with the four pane window proposed for the rest of the dwelling.

The row of four panes windows seen on both the west and south elevations do not match the four pane style proposed elsewhere on the dwelling.

3. Highway safety – No information has been supplied regarding the parking provision. The HPBC Local Plan required 4 bedroom dwellings to have 3 off-street parking spaces. The existing driveway cannot accommodate 3 vehicles. No information has been submitted to suggest that additional parking will be supplied

I am therefore unable to recommend your application for approval.

As these concerns relate to the fundamental principle of development, I do not consider that they can be overcome through the submission of amended plans or additional justification and I am therefore offering you the opportunity to withdraw the application prior to determination.

If I do not hear from you within 7 days of the date of this letter, I shall assume that you wish for the application to be determined as submitted and a decision will be issued within the statutory 8 week time period.

Whilst I appreciate that this is not the outcome for which you were hoping, in the event of a refusal you do have the right to Appeal to the Secretary of State.

You will appreciate that the above is an informal opinion of a planning officer based on the information provided and does not constitute a formal determination under the Planning Acts

Yours faithfully

Rachel Robinson
Case Officer



High Peak Borough Council

working for our community