



Mark Jones

PLANNING CONSULTANCY

Your Ref: - **HPK/2023/0560**

8th March 2024

Miss Rachel Robinson
High Peak Borough Council
Planning Department

Sent via email - rachel.robinson@highpeak.gov.uk

Dear Miss Robinson,

RE – HPK/2023/0560

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 been asked by Mr and Mrs Fay, the applicants, to visit the property at 17 Woodhead Road and to provide an opinion with regards to your concerns about the proposed scheme and should the application be refused whether a planning appeal is likely to be successful. Mr and Mrs Fay have purchased the property as their forever home for themselves and their family in an area that is an attractive place to live, with a large garden and amazing views across the Peak District.

The property is a detached bungalow at the end of a row of houses that are significantly set back from Woodhead Road. No 17, whilst still set back over 7 metres from Woodhead Road is directly in front of the neighbouring detached houses at 9 – 15 (odd) Woodhead Road. No 17 is the final house in the row which is an important route into Glossop when travelling down Woodhead Road and as such it is important that the property acts as a gateway building. The property is not located in a conservation area or is it close to a Listed Building.

High Peak Local Plan Policy H1 seeks to deliver a wider choice of high quality housing in appropriate locations to meet the needs of all residents in the Borough. The Council will ensure provision is made for housing taking account all other policies in the Local Plan. This would be achieved by promoting effective reuse of land; supporting housing on unallocated sites within the defined built up area boundaries; encouraging the inclusion of housing in mixed use schemes; community right to build schemes and self builds.

Policy EQ6 is a general design and place making policy that seeks to deliver high quality development that responds positively to its environment, whilst contributing to local distinctiveness and sense of place. Of particular relevance to this application is its

objective to achieve a satisfactory relationship to adjacent development and does not cause a loss of visual amenity or cause an adverse impact on local character or amenity.

No 17 Woodhead Road is a chalet bungalow with a pyramid hipped roof. It is an outdated property dating from the 1950s which is in need of renovation and extension.

In designing the house extension Mr and Mrs Fay considered the character of the area, materials used and scale of surrounding development. It is evident that this part of Woodhead Road contains a range of houses, two storey in height, and each having their own unique character. The houses on the western side of Woodhead Road, where the application site is located, contains large detached, two storey houses of different designs. No 13 and 15 have gable frontages which are perpendicular to the highway and No 7, 9 and 11 have frontages which run parallel with the highway. The neighbouring properties each have wide frontages with a visual gap between each house. They are significantly set back from the highway, but do not follow a rigid building line. On the opposite side of Woodhead Road are large detached houses and a short row of semi-detached houses, directly opposite the application site, which are close to the public highway and form a stronger building line. There is a range of materials used in the vicinity including, brick, render, slate, rosemary tiles and concrete tiles. No 13 has a box style side dormer.

The mixture of house types provides a diverse and attractive street scene that allows new developments to reflect the character whilst also improving the street scene.

Following comments made to the originally submitted scheme, in respect of the scale of the development as well as fenestration detailing, amended plans were submitted (Drawing No. 200 A). The revised application proposal sought permission to extend the bungalow with an additional storey, whilst only increasing the ridge height by 0.4 metres. The pyramid hipped roof, which is not a characteristic of the area, is to be replaced with a traditional gable fronted house, to reflect the design of its neighbours at No. 13 and 15 Woodhead Road. The use of render and rosemary tiles on the roof reflects materials found on neighbouring houses.

Despite revisions being made further comments were received with regards to the small sentry box style dormer window to the front and the lack of three car parking spaces. Concern was still expressed regarding the dominating footprint and the upper extension being imposing and dominating over the street scene.

The amended plan that accompanies this letter (Drawing No 200 B) has now removed the small dormer to the front and it has been demonstrated that three car parking spaces can be provided within the curtilage of the dwellinghouse. A materials specification has also been included within the drawing for formal consideration. The footprint of the house is similar to the existing bungalow albeit it projects slightly to the rear. The overall building height is only 0.4 metres higher than the bungalow and it will result in a visual improvement to the street scene.

In my professional opinion the proposed extension will result in a positive contribution to the character of the area and street scene, which meets with the aims and objectives of

Policy EQ6 as well as delivering a high quality, beautiful and sustainable building as required by paragraph 131 of the National Planning Policy Framework. Should the application be refused I have advised Mr and Mrs Fay to lodge a planning appeal or/and to consider submitting an application for a Class AA - enlargement of a dwellinghouse by construction of additional storeys. Clearly, this is not a route they wish to follow as they just want to get on and build the proposed extension and live in the house.

If the Council disagrees with my opinion it is respectfully requested that the application is determined as quickly as possible so that an appeal can be lodged. Alternatively, if the Council wishes any minor amendments to the proposal to make it more acceptable, with the exception of reducing its height any further, please get in touch with the Architect and Planning Agent to discuss a compromise.

Kind regards

Mark Jones BA(Hon), BTP, MRTPI
Planning Consultant
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