

DELEGATED DECISION REPORT

HPK/2023/0560
Valid 21/12/2023

17 ARCADIA WOODHEAD
ROAD
GLOSSOP

RAISE ROOF LEVEL TO
PROVIDE ACCOMMODATION
AT FIRST AND
SECOND FLOOR AND
ALTERATIONS TO WINDOWS
AND DOORS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

17 Woodhead Rd, otherwise known as 'Arcadia', is a detached hipped roof bungalow located within the Glossop built-up area boundary. The application site rises steeply above the road level, resulting in the bungalow being elevated in the street scene.

The bungalow is set forward of the established building line to the south and is constructed of red brick, with a stone clad porch extension on the side. The bungalow has one off street parking space located to the front of the dwelling.

PROPOSAL

Planning permission is sought to add a first floor to the existing bungalow to make a two storey dwelling house.

Revised plan 200C proposes a first floor extension bringing the overall ridge height of the dwelling to 7.5M in height. The front (east) elevation presents a front facing gable feature with 4 paned sash effect windows. The northern elevation presents a large end gable with 3 small windows. The rear (west) elevation presents a gable feature and large bi-folding doors.

White render is proposed for the overall finish of the dwelling.

Parking is proposed in tandem to the side and front of the dwelling to accommodate onsite turning. However it is unclear whether the tandem front parking would involve any excavation to the land, given the sloping nature of the site.

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

What about the design guides?

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 30/01/2024
Neighbour consultation period ends: 23/01/2024
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

The increase of two bedrooms to four is likely to require additional parking on-site. For this reason, it is requested that the applicant clarifies the proposed parking arrangements, as illustrated on a revised site plan.

OFFICER COMMENTS

Principle of Development

The dwellinghouse is located in the 'market town' of Glossop as identified in LP Policy S2. Policy S2 seeks to focus housing, employment and service growth within Market Towns, however any development must maintain and where possible enhance their role, distinctive character vitality and appearance. The principle of the proposed development is therefore considered acceptable subject to consideration of the relevant policies.

The NPPF highlights that good design is a key aspect of sustainable development and should contribute positively to creating places which people wish to live and work. Paragraph 135 (a) requires development to function well and add to the overall quality of the area for the lifetime of the development. It should respond to local character and history and be visually attractive as a result of good architecture, layout and appropriate landscaping. Paragraph 139 of the Framework advises that permission should be refused for development that is not well designed and where it fails to reflect local design policies and local design guidance, including supplementary planning documents.

Design

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

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 Adopted Residential (SPD) (2005) chapter 9 states that "extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed."

The Adopted Residential (SPD) (2005) paragraph 3.15 states that limited use of render will be acceptable on end gables in character with traditional details. Render should be finished in naturalistic tones reflecting local colours within stonework. Rendered and lime washed frontages are not characteristics to the High Peak.

The High Peak Design Guide (SPD) (2018) paragraph 3.1 states that the setting of any building should be carefully considered. Attention should be paid to its impact on views into, over, and out of the site.

Paragraph 3.8 continues that a new building should respect the scale of those surrounding it. Jumps in scale can sometimes be acceptable and can be justified if the development occurs at key locations such as on corners or at the end of vistas.

Furthermore, Paragraph 3.10 states that where possible new buildings should pick up on the proportions of neighbouring buildings in some way. This need not necessarily mean replicating the disposition of openings but could be more subtle interpretation.

The High Peak Design Guide (SPD) (2018) paragraph 3.9 states that new buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities. Paragraph 5.2 sets out that “ Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already, before preparing the design and to work with, and not against, the buildings character. The aim should be to revitalise the building without altering its fundamental character.”

Woodhead Road is comprised of two distinct characters. The eastern side of the road is comprised of almost exclusively red brick semi-detached dwellings. All of which are located close to the road with small driveways or short stone boundary walls to the front. In contrast the western side of the road has a very different character. The western side is comprised of detached dwellinghouses constructed of brown brick. The character of which is to be set some distance from the road, with long front driveway, large grassed amenity verges and by soft landscaping.

The application site currently consists of a detached bungalow which is set significantly forward of this western building line, with the rear elevation being inline with the front elevation of its immediate neighbour to the south. It is the first building on approach into Glossop from north and due to its small scale, hipped roof form and lack of bulk, ensures that the bungalow is a discrete addition in the street scene. The site also previously benefited from a vast amount of mature vegetation to the front of the site, which obscured the dwelling and acted as characteristic soft landscaping on site. This soft landscaping has recently been removed resulting in the bungalow appearing very prominent in the street scene.

The siting of the bungalow being forward of the building line would result in the proposed first floor extension creating a dominating and incongruous structure. The increase bulk will highlight the siting of the dwelling and its forward placement in the street scene. Due to the lack of soft landscaping to the front of the curtilage and its elevated position, any alteration to the building will result in a noticeable change in the street scene.

17 Woodhead Road is located on the edge of the built up area boundary, with open fields directly located to the north. As such when entering Glossop along Woodhead Road the proposed northern elevation with its increased height and change in roof orientation, when compared to the existing bungalow, will have significant visual impact. The proposed northern gable elevation will present an increased bulk compared to the currently submissive hipped roof of the bungalow. This large northern elevation will appear dominating, an effect which will be exacerbated by the sites raised ground level.

Furthermore render is proposed for the overall finish, this is starkly out of character with Woodhead Rd, which is characterised by red and brown brick dwellings. No. 44 Woodhead Rd presents as a single anomaly to this character as it is finished in an off-white render. No. 44 demonstrates the impact of a white render finish on Woodhead Rd, resulting in an anomaly which stands out as incongruous to the character of the street scene. The proposed render finish, combined with the overall

increase in height and siting towards the front of the plot will result in a finish which is prominent, and out of keeping with the character of Woodhead Rd and the wider High Peak Character. Due to its open and raised position a bright white render will exasperate the dominating bulk and out of character, forward set, siting of the dwelling when approached from the north.

The proposed design, including the change to the design of the roof, resultant bulk and use of materials is therefore considered to be out of character of the street scene. Indeed with the use of render, the original host dwelling will no longer be read and will be consumed by the change to the overall design of the bungalow and its recessive coloured palette of materials on the bungalow. Overall the development fails to work with the character of the building, and would obliterate any reference to this humble building. It is considered to be contrary to Local Plan policy EQ6 and the guidance of the Adopted Residential Design Guide (SPD) and the High Peak Design Guide (SPD).

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

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 dwellings on the opposite side of Woodhead Road (44 and 42 Woodhead Road) are positioned 26m from the front elevation of the dwelling. Even with the addition of the first floor, this distance complies with the Councils privacy standards. As such no dwellings on the eastern side of the road would loss sunlight due to the increased height or loss of privacy.

The southern elevation overlooks the front driveway of no. 15 Woodhead Road, as such the proposed side windows do not overlook and amenity space and this relationship is considered to be acceptable.

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.

Revised plan 200C presents 4 spaces available on the site plan. These 4 spaces are aligned to be 2 tandem spaces, allowing for on-site turning. While DCC highways have not made further comment this is considered to be acceptable in principle. No alterations are proposed to the existing access and therefore the level of parking and means of access would have no adverse impact on highway safety.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed first floor extension would increase the overall bulk of the dwelling. due to the host dwellings siting forward of the building line this would result in a dominating dwelling, out of character with the street scene. The site located at the edge of the built-up area boundary, next to open fields, allows the northern elevation to present as prominent and incongruous when approaching Glossop from the north. The proposed render finish is likewise out of character with the character of Woodhead Road, and will exacerbate the dwellings dominating increased bulk. This is found to be contrary to policy EQ6 of the High Peak Local Plan and further contrary to the guidance of the Adopted Residential Design Guide (SPD) and High Peak Design Guide (SPD). As such the application is recommended for refusal.

OFFICER RECOMMENDATION : REFUASL

Case Officer: Rachel Robinson

Recommendation Date: 2nd May 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council