

DELEGATED DECISION REPORT

HPK/2024/0155
VALID 12/04/2024

29, JOHN WALTON
CLOSE, GLOSSOP,
DERBYSHIRE, SK13 8GQ

PROPOSED GARAGE
CONVERSION - PART
RETROSPECTIVE (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Impact on Highway Safety

DESCRIPTION OF SITE

The application site lies within the development boundary for Glossop as defined by the Local Plan policies map. The site relates to a three-storey mid-terraced property which is located within a predominantly residential area. The dwelling is located within an estate of recent construction. The dwelling comprises stone elevations with tile roof. As originally constructed, the dwelling included an integral garage. An area of off street parking, accessed off John Walton Close, is provided to the front of the property.

PROPOSAL

This application seeks approval for the proposed conversion of the existing garage, retrospectively. At the time of the officers site visit the works appeared complete. The garage opening has been finished with stone work, and a window inserted which is the width of the garage door. The garage conversion provides a study.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S5 Glossopdale Sub-area Strategy
EQ6 Design and Place Making

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Series of applications relating to the construction of the estate

CONSULTATIONS

Publicity

Site Notice expiry date: 15/05/24

Neighbour consultation period ends: 14/05/24

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

The proposed conversion of the garage may lead to a demand for additional on street parking space(s); however, in this instance, whilst the potential for additional on street parking may be an inconvenience this is not considered to lead to an unacceptable impact on highway safety. On that basis, there are no grounds for the highway authority to raise an objection to the application in accordance with paragraph 115 of the NPPF.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Glossop as defined by the Local Plan Policies Map which lies within the Glossopdale sub area. Within such locations extensions to dwellings are acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate, whether an amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring

development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

Further guidance for extensions is contained within the High Peak Residential Design Guide SPD (2005), and the Design Guide SPD (2018).

The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension results in a dwelling which is well designed in itself. The Design Guide SPD (2018) at 5.5 states that extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing.

The application seeks approval for an internal garage conversion. The proposals include the bricking up of the opening with stone work and the insertion of a window. The window is the same width as the previous garage door. Proportionally, the window does not reflect the narrow width or depth of existing openings in the group of terraced properties and, as such, does not fully harmonise with the existing openings. Notwithstanding this, the opening retains the lintel in its original position which is a feature of the wider garage doors, while its width is the same as the garage door and as such respects the rhythm of these larger openings. In addition the window is centrally aligned with those openings above, which ensures that the elevation does not appear unbalanced.

On balance, the effect on the host building and surrounding area, is acceptable.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The scheme does not include any increase in bulk and mass and as such no amenity issues arise through loss of light, overshadowing or overbearing. The new window is provided to the front of the property which has an outlook towards the street and does not result in any privacy or overlooking issues.

Highway Safety

The proposal would not increase the number of bedrooms. However, the development does result in the conversion of the existing garage. The property benefits from off street parking for two spaces which is sufficient to serve the dwelling as altered. DCC Highways acknowledge that there may be a knock on effect in on street parking, but suggest the impacts would be acceptable in this regard.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, as conditioned, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 06/06/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council