

DELEGATED DECISION REPORT

HPK/2024/0193
Valid 07/05/2024

8 CURTIS GROVE
HADFIELD
GLOSSOP

SINGLE STOREY REAR
EXTENSION AND 2-STOREY
SIDE EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential amenity
- Parking

DESCRIPTION OF SITE

The application site of 8 Curtis Grove comprises of a two storey semi-detached dwelling house, set back slightly from the road by a grass verge, with a rear garden which slopes upwards from the rear of the property with an existing conservatory/sunroom.

The application site lies within the settlement boundary of Hadfield.

PROPOSAL

The application proposes a single storey rear extension and a two storey side extension to create a kitchen/diner/living area, a study/snug and one extra bedroom on the first floor. There is an existing rear conservatory/sunroom which will be replaced by the proposed single storey rear extension which will include two sky lights.

The proposed materials are reconstructed stone walling in natural to match the existing host dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 24/06/2024

Neighbour consultation period ends: 24/06/2024

Press Advert: N/A

Public Comments

None

Derbyshire County Council Highways

The proposed development will not have an unacceptable impact on the highway network and on that basis there are no highway authority objections to the application.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Glossopdale, which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to services and facilities. Therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

Design

Policy S1 of the Local Plan sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

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. Policy EQ6 of the Local Plan states all development should be well designed and of a high quality that respects local distinctiveness and sense of place.

The Adopted Residential Design Guide (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 proposed single storey rear extension extends approximately 3m from the rear of the host dwelling, includes two roof lights and will be replacing an existing conservatory. The proposed side extension is modest in size and extends approximately 3m from the side elevation (east) of the host dwelling. The proposed side extension is subservient the existing dwelling with the roof stepped down, and front elevation stepped in from the existing. Both the rear and side extension will be constructed of materials to match the host dwelling, the proposed roof mimics that of the existing.

Therefore, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

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 Design Guide (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 property is semi-detached, with only one neighbouring property (no.6 Curtis Grove) to the west. The existing conservatory sits immediately adjacent to the adjoining boundary with no. 6 Cutris Grove, separated by a fence. No side windows are proposed facing this dwelling. The neighbour has a similar extension to the rear. The proposed single storey rear extension will be replacing an existing conservatory and on this basis there are no amenity concerns regarding the rear extension.

Given that the side extension is on the east elevation of the property and would also be screened by mature trees to the east, there would be no visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and on the amenity of neighbours. A very significant separation distance exists between the proposed extension and the nearest neighbour to the east

Therefore, the application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF with regards to potential impacts on the neighbouring residential amenity.

Highway Safety

The proposal will lead to an increase in one extra bedroom at the application site resulting in 3 bedrooms overall. There is already provision for 2 parking spaces at the application site. Therefore, the existing provision for off-street parking will not be

impacted by the proposal. As such there are no highway safety concerns and the proposal complies with local plan policy CF6.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts and is of acceptable design and is considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jennifer Robb

Recommendation Date: 28/06/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council