

DELEGATED DECISION REPORT

HPK/2024/0092
Valid 15/03/2024

11 GORSE WAY
GLOSSOP

PROPOSED GARAGE
CONVERSION AND SINGLE
STOREY REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and appearance
- Amenity
- Car Parking

DESCRIPTION OF SITE

The site comprises a 1980s 3 bedroom detached property situated in Gorse Way, a cul-de-sac of similarly design detached houses. The property is set further back in its plot than the neighbouring properties in an elevated position from the street. The property's exterior is a mix of brick and some timber detailing. The integral garage protrudes beyond the front building line of the main part of the house which has pitched roof linking to form a wraparound canopy to the front. The existing garage has previously been part converted to utility and shower room but the garage door remains in place to enable some storage.

The site is in a residential locality in the Shirebrook Estate in Glossop but open countryside, classifies as Green Belt, extends beyond the rear site boundary.

PROPOSAL

This application has been revised during determination planning permission was originally sought for a first floor side extension and single storey rear extension. However, officers had concerns about the proposals impact on 9 Gorse Way as due to setback location it would cause an overbearing impact and breach the 45 degree test.

Revised plans were submitted which removed the first floor side extension and proposed a full conversion of the garage space (previously part converted) and replacing garage doors with a bay window to provide an additional bedroom. The application also includes proposals for a rear single storey extension

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 9: Promoting Sustainable Transport
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/0729 – Second Storey extension to provide Bedroom and en-suite –
Refused 22/08/1991

CONSULTATIONS

Publicity

Site Notice expiry date: 11.04.24
Neighbour consultation period ends: 25.06.24

Public Comments

None received

Derbyshire County Council Highways

No objection and notes site proposes 3 car parking spaces in line with car parking standards.

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations within the curtilage of a residential property that lies within the built-up area boundary of Glossop which is identified is one of the larger Market Towns at the top of the settlement hierarchy under Local Plan Policy S2 where there is a focus for new housing and economic growth.

As such, the principle of development is acceptable, subject to a detailed assessed of all relevant planning considerations.

Design

LP Policy S1 sets out a s number of sustainability principles which all new development proposals should incorporate in order to protect, and where possible enhance the environment.

LP Policy EQ6 state that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

Chapter 9 of the Residential Design Guide SPD contains the following guidance relating to domestic extensions and alterations that are relevant to the assessment and determination of this application:

- 9.0 *Extensions and alteration's 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 house, the domestic development is carefully designed.*
- 9.1 *Extensions should be designed so as to be subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.*

Chapter 5 of the Design Guide SPD contains further guidance regarding residential extensions and alterations:

- 5.5 *All extension should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.*

Garage conversion

The garage has previously been partially converted into a utility shower room and storage area with the front area of the garage remaining as storage with a garage door. The proposed alterations involve consolidating the shower room, store and garage storage area to create a bedroom. The garage door will be replaced with a bay window which will be similar in style to the existing lounge bay window. The changes to the external appearance of the property will be minimal.

Single storey rear extension

The single storey extension measure 3m deep and 3.5m wide. A mono pitch roof is proposed which is 3.5m where it adjoins the property and 2.3m to the eaves. A window is proposed on the rear elevation and double patio doors on the southern side elevation, facing towards the garden. The proposed materials are brick and concrete tiles to match existing.

The single storey extension is modest in scale and subordinate the main dwelling house and the materials will match to be in keeping.

Overall, the design of the extension and alterations are considered appropriate and acceptable complying with policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include

impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels. Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The proposed garage conversion will involve the insertion of new window to the front elevation but due the long distances to the properties on the opposite side of the street it will not result in any amenity implications such as overlooking.

The proposed single storey extension would have windows facing into the garden and not towards neighbouring properties. It is positioned at least 1m from the shared boundary with 15 Gorse Way but the adjoining property is orientates through 90 degrees about 15m away. As a modest single storey addition, it is of a scale and form will not result in any adverse impacts on residential amenity.

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 neighbouring residential amenity.

Highway Safety

The extension will create a 4 bedroom property and car parking standards require 3 car parking spaces. The site plan indicates that three car parking spaces could be provided at the property by widening the existing driveway to enable it to be two car width as well as two cars deep in front of the former garage. A condition can be imposed to ensure that the car parking space are provide and thereafter retained.

The application is therefore considered to be acceptable having regard to LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

For the reasons set out in this report, it is considered that the proposal is an acceptable design and will not result in any adverse amenity impacts. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rosie Dinnen

Recommendation Date: 26.06.24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council