

DELEGATED DECISION REPORT

HPK/2023/0365
Valid 10/04/2024

PINE RIDGE, WOODHEAD
ROAD, GLOSSOP,
DERBYSHIRE, SK13 7RH

RETAINING WALLS AND
LANDSCAPING
(RETROSPECTIVE)

(FULL - MINOR)

1. MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site is the curtilage around the two storey residential property. The site is accessed via a driveway leading off the Woodhead Road.

2.2 The application is for retrospective works that have entailed engineering operations comprising land excavation to the side of the property from the driveway to rear garden and erection of a series of concrete block retaining walls creating a terraced garden at the rear. The dwelling sits in an elevated position set back off the roadside and the site is situated within a predominantly residential area.

2.3 For the purposes of the Local Development Plan, the site lies within the built-up area and is not constrained by any sensitive statutory designation.

3. DESCRIPTION OF THE PROPOSAL

3.1 This application seeks retrospective planning permission for the retention of replacement retaining walls constructed from concrete interlocking blocks. The application seeks permission to retain the walls on a permanent basis and allow the applicant to finish the walls in brick to match the dwelling (Peak Madeira Blend & and Cheshire Brick Tumbled) a section of the rear wall will be clad in timber to break up the brickwork. The rear patio will be finished in Indian Stone slabs and the garden lawned. An upper terrace will be finished in porcelain tiles.

3.2 To the front the drive will be a mix of tarmacadam and gravel. To the side will be lawn. Aco drains will run around the perimeter to capture surface water and feed into the existing drain.

4. RELEVANT PLANNING HISTORY

4.1 No recorded planning history.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S5 Glossopdale Sub-area Strategy
EQ6 Design and Place Making
CF6 Accessibility and Transport

5.2 Supplementary Planning Document

1. High Peak Design Guide Adopted 2018

5.3 National Planning Policy Framework (2021)

Including sections -

12: Achieving well-designed places

6. CONSULTATIONS CARRIED OUT

Public Consultation expiry date: 23/05/2024

Site Notice expiry date: 22/5/2024

Public Comments

6.1 Two representations received, one objecting and one neutral, stating that:

6.2 Owners have raised the level of the car park area approx. 2 metres from its original level with the result they are able to look directly down into our property thereby denying our right to privacy.

6.3 Retaining wall has been built in such a fashion that it is now placing considerably weight against our own boundary wall with this property, and we have major concerns that there is a significant danger of the wall collapsing.

6.4 Concerns that additional blocks being placed alongside the boundary will result in the boundary wall becoming unstable.

6.5 No obvious sign of drainage from the carpark area and believe that it is left to merely drain down towards the boundary wall between the two properties thereby undermining the integrity of the said wall.

6.6 Completion is necessary for the new wall to be in keeping with the residential nature of the neighbourhood. Otherwise the concrete blocks seem to be a strong solution to protecting the site though currently look overly industrial.

Town / Parish Comments

6.7 No comments received

Highways Authority

6.8 No highway authority objections to the application

7. OFFICER COMMENT

Principle of Development

7.1 Local Plan policy S2 identifies Glossop as a 'Market Town' where development is focused, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, and parking provision.

Design & Visual Impact

7.2 Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

7.3 The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

7.4 The site when viewed from Woodhead Road will have positioned centrally the existing driveway re-edged and surface in tarmac merging into a gravel parking area in the area in front of the house. The land to the side will have been scrapped to create a levelled lawned frontage.

7.5 The neighbour had expressed concern that there would be land raising, this was not evident on the officers' site visit, with the landscaper explaining that the land would be graded out to the boundary to the same height, which should not add pressure on any existing boundary walls or fences along the shared boundaries with Highfield House and Heathfield House. A section of retained wall supports the upper parking area of the driveway and this measures 0.38m high and will be faced in Peak Madeira Blend brick.

7.6 Visible from Woodhead Road is a wall of concrete blocks measuring 1.5m high running along the northern boundary. This wall will be faced with Peak Madeira Blend

brick and as it steps up in height to 2.6m, as it continues around the side of the house and along the raised terrace, a wooden cladding finish will be used – the intent being to vary the material finish to give visual variety. This should address the neighbour concerns regarding appearance.

7.8 The walls to the rear of the property are not visible from public viewpoints, at best there may be glimpses. Notwithstanding, the lower patio area closest to the rear of the house will be paved in Indian stone, the 1.08 m lower wall and far back wall (western boundary) which tapers in height from 0.9-2.10 will be clad in Cheshire Brick Tumble.

7.10 This plan provided by the landscaper summarises the works:

7.11 The Council asserts its responsibility to ensure that new development has regard to the characteristics of setting through Local Plan Policy GD4 (Character, Form and Design) which establishes that a planning proposal will be permitted when:

7.12 It is noted that the development is not in strict compliance with paragraphs 4.16-4.19 of the High Peak Design Guide SPD however, given the change in levels and position of the dwelling within the street, it is considered that the installation of the retaining walls would be acceptable in this instance.

7.13 The materials comprise of concrete block which will be clad in brick to match the dwelling and timber. The development as a whole, when clad, is considered to be sympathetic to the character and appearance of the modern dwelling, surrounding properties and wider setting.

7.14 The design is acceptable for purpose within a mixed streetscene. The wall will be required to be clad in brick within a reasonable timeframe, this would be in order to comply with policies EQ6 of the Local Plan and the NPPF.

Amenity

7.15 High Peak Local Plan Policies EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on the conservation area character and amenity.

7.16 It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity. In reaching this view, regard has been had to the comments made in the section above regarding land raising and the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments.

Highway Safety

7.17 Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

7.18 The parking and driveway remain unchanged. Status quo remains. It is considered that there should be no detrimental effect on highway safety and will comply with policy CF6 of the Local Plan.

Instability

Drainage

7.19 The surface water runoff will, as it always has on this site, soak to ground where there is lawn. Aco drains run around the dwelling to capture surface water and drain into the existing surface water drainage channels serving this dwelling.

Other matters

7.20 With regard to concerns from neighbours about land instability and walls being pushed over. The NPPF is clear that “where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer

and/or landowner". Damage to neighbouring properties is a civil matter between the landowners and not a material planning consideration.

8 PLANNING BALANCE

8.1 For the reasons outlined above, the retention of the retaining walls (as detailed on the approved drawings) is recommended for approval subject to completion of brickwork and wood cladding of the concrete blockwork.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 11.06.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council