

DELEGATED DECISION REPORT

HPK/2024/0191
Valid 16/05/2024

26 BLACKSHAW ROAD
GLOSSOP

ERECTION OF GARAGE TO
SIDE ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Highway Safety
- Heritage conservation area

DESCRIPTION OF SITE

26 Blackshaw Road is a detached dwellinghouse of natural stone and stone roof tiles. The dwelling is located in an isolated location along Blackshaw Road, set apart from the other dwelling and of a differing character.

The dwelling is located on a sloping landscape, resulting in the driveway being located slightly raised above the street level. The driveway is surrounded by a retaining wall to hold up the adjacent footpath. The driveway itself is paved in natural stone and can accommodate two vehicles in tandem.

PROPOSAL

Planning permission is sought for a single storey garage extension to the side of the dwelling.

The proposed garage will be located on the existing driveway, and be constructed of natural stone with stone effect roof. The garage will have a pitched roof at a 90 degree angle to the roof of the host dwelling, with a lowered ridgeline.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 19/06/2024
Neighbour consultation period ends: 14/06/2024
Press Advert: 27/06/2024

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection
'The proposed garage accords with the recommended minimum internal dimensions and sufficient space will remain to the front of the garage to allow another vehicle to park within the site curtilage.'

HPBC Conservation Officer

No comments to make

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Glossop. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design and Heritage

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.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The application site is located adjacent to the Old Glossop Conservation Area. The proposed extension will not be visible from within the conservation area. Furthermore the HPBC Conservation Officer has not objected to the proposal. As such the application is considered acceptable in terms of heritage.

The proposed extension will appear subordinate to the host dwelling. the garage will be set back from the principle elevation of the host dwelling, allowing for space for 1 vehicle to park in front of the proposed garage.

While the proposed roof will be at a 90 degree angle to that of the host dwelling, the ridgeline will be below that of the host dwelling appearing subordinate. Due to the footprint of the proposed garage a pitched roof would have a ridgeline taller than that of the host dwelling should it be in line with the host dwelling. Therefore the proposed roof is considered favourable over the alternative of a flat roof.

Overall the proposal is considered to comply with LP Policy EQ 6.

Amenity

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 proposed garage is located to the north of the dwellinghouse. The application site borders the adjacent footpath, which is raised above the dwelling. As such the proposed extension will not overshadow the foot path, nor any neighbouring dwellings. Similarly an open area of grass is located behind and above the proposed garage location to the west. Overall there are no amenity concerns.

Highway Safety

The proposed garage will allow for parking for one vehicle in the garage, with a second vehicle located in front of the garage. As such the existing provision for two off street vehicle parking spaces is maintained. The existing provision of off-street parking will remain unchanged, with no further demand for parking at the application site. No objection has been raised DCC Highways.

As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 4th July 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council