

DELEGATED DECISION REPORT

HPK/2024/0172
Valid 17/05/2024

LAND ADJACENT TO 84
CHURCH STREET
GLOSSOP

PROPOSED CHANGE OF USE
OF LAND TO BE INCLUDED
AS PART OF DOMESTIC
CURTILAGE TO CREATE OFF
ROAD PARKING AND
FORMATION OF VEHICULAR
ACCESS (DROPPED KERB).

(FULL - MINOR)

MAIN ISSUES

- Heritage – Conservation Area
- Highway Safety

DESCRIPTION OF SITE

The land adjacent to no. 84 Church St is a small parcel of land in association with no. 84 but located outside of its curtilage. A footpath runs adjacent to the parcel of land providing pedestrian access between Church Street and Thorpe Street. This footpath is on a raised level allowing for views down onto the application site. as a result the site is enclosed to the north and west by stone retaining walls.

PROPOSAL

Retrospective planning permission is sought to incorporate the land into the curtilage of no.84 and utilised for off street parking. This will include removal of a small section of dry stone wall to the widen the entrance (which has already been removed). This also includes rebuilding of the retaining wall within the application site.



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 Decision-making
Section 12 Achieving well-designed and beautiful places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/0918 Widening Access Of Gateway APPROVED

HPK/0001/2896 Proposed Widening Access Of Gateway APPROVED

HPK/0001/9596 For Proposed Renewal Consent For Widening Access Of Gateway Land
REFUSED

CONSULTATIONS

Publicity

Site Notice expiry date: 27/06/2024
Neighbour consultation period ends: 20/06/2024
Press Advert: 27/06/2024

Public Comments

Support (0)
Neither (0)
Objection (2)

- Highway safety concerns regarding narrow road, speed of users and visibility

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No Objection

- See public file for full details

Peak and Northern Footpath Society

No objection

- Footpath should remain open and safe at all times

HPBC Conservation Area

Objection

- Lack of information/clarity

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

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.

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 within the Old Glossop conservation area. Church street is characterised by narrow terraced dwellings lining the Northern side of the street. The application site is the largest and only significant gap between dwellings along Church Street. The application site has previously been overgrown and unsightly (figure 1).

A small section of stone wall will/has been removed, which was previously in a state of disrepair, missing several courses of stone to the top (figure 1). As this side of the street is lined with terraced dwellings, boundary walls of this nature are an anomaly, rather than a characteristic of the street scene. The wall adjacent to the footpath will

be brought into a good state of repair and will mirror the finish of boundary wall present at no. 82 (figure 1). As such the site will obtain a neater appearance.

The replacement of the retaining wall to the rear of the site has been begun in a natural stone, of a larger coursing to that of the existing/previous retaining wall. While the larger stone coursing is unusual for a boundary treatment within this setting, it does not harm, nor enhance the consideration area.

There are no other examples of off-street parking along Church Street. No.s 54 – 82 benefit from off street parking to the rear, accessed via Thorpe St. No.s 84 – 98 have no off-street parking facilities. However, the previous opening was unusually large, larger than that of a pedestrian opening. Further widening this opening is therefore of no harm to the character of the street scene.

Overall there are no design or heritage concerns.



Figure 1 – Google street view of application site dated June 2017

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 proposed works open up an existing plot of land for the purposes of vehicle parking with some alterations to the retaining and boundary walls. The proposed changes will not lead to any overlooking concerns as the parcel of land is enclosed by high boundary and retaining walls. The proposed alterations to the walls will remove some of the existing wall and rebuild the retaining walls to their previous height. As such the proposal will not create any overshadowing. Overall there are no amenity concerns.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic.

Concerns have been raised regarding highway safety, pertaining to the visibility of vehicles emerging from the site and the speeds of users on the narrow Church Street. DCC Highways have not objected to the proposal. While they have noted the visibility splay to be incorrect they have noted the correct visibility splay is satisfactory. They have also commented upon the presence of traffic slowing measures along this section of Church Street. It is therefore considered that the proposed use of the site for vehicle parking is acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, heritage, 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: 12th July 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

