

DELEGATED DECISION REPORT

HPK/2024/0046
VALID 29/01/2024

30, MALVERN RISE,
HADFIELD, GLOSSOP,
DERBYSHIRE, SK13 1QW

VARIATION OF CONDITION 2
RELATING TO HPK/2022/0450
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hadfield, Glossop as defined by the Local Plan policies map. The application site relates to two storey detached dwelling located at the end of a cul-de-sac. The surrounding area is predominantly residential comprising two storey detached properties. The site is accessed off Malvern Rise, with off street parking to the front of the dwelling and private amenity space to the rear. To the rear of the site is land allocated for development under Policy G3.

PROPOSAL

This application seeks permission for the variation to condition 2 attached to planning permission HPK/2022/0450. Condition 2 relates to approved plans relating to the approval of a two storey rear extension and partial garage conversion.

The proposed amendments relate to changes to the velux window design within the side roof slopes of the extension and alterations to the rear elevation windows at first floor level to create one larger opening. An additional velux window is proposed within the ground floor roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy
- CF6 Accessibility and Transport
- EQ6 Design and Place Making
- EQ9 Trees, Woodland and hedgerows

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0450 - Two storey rear extension and partial garage conversion –
Approved – 28/04/23.

CONSULTATIONS

Publicity

Site Notice expiry date: 22/02/24
Neighbour consultation period ends: 22/02/24
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

DCC Highways

There would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hadfield as defined by the Local Plan Policies Map which is located within the Glossopdale sub-area. Policy S5 seeks to promote sustainable growth within Glossopdale through promoting and maintaining the identity of its settlements. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. The principle of householder development in this location is considered to be acceptable as confirmed under the original planning permission.

The main considerations in this instance whether the changes to the design is appropriate, and whether this would result in any amenity or highways issues.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

The High Peak Design Guide (2018), at paragraph 5.5 states that, *“All extensions 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*.

The High Peak Residential Design SPD (2005), at 9.0 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”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*.

The alterations do not result in any changes to the scale or form of the extension as approved. The alterations relate to changes to the elevational treatment of the extension only.

The proposed rooflights within the main roof slope would be sited higher up within the roof so that they are up to the roof slope. The scheme includes a larger single opening within the rear elevation, with Juliette balcony and an additional rooflight within the single storey roof element.

These alterations are not significant changes and would not alter the overall character and appearance of the approval in any harmful manner. The rear siting would ensure that the alterations are not prominent from public vantage points. Therefore, the proposals would not have a detrimental effect on the character or appearance of the host dwelling or wider area.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

As no changes to the scale or form of the extension are proposed, there would be no greater effect on neighbours through loss of light, overshadowing or overbearing. The alterations to openings would not add any greater degree of overlooking or loss of privacy.

It is not considered that any additional amenity issues would arise from the proposed alterations.

Highway Safety

The proposed amendments do not alter the number of bedrooms or affect the existing off street parking. No highways issues would arise.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would accord with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 29/07/24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council