

DELEGATED DECISION REPORT

HPK/2024/0178
Valid 12/06/2024

OAKFIELD HOUSE NORTH
ROAD
GLOSSOP

RETROSPECTIVE
APPLICATION FOR
RETENTION OF A GARDEN
SHED NEAR THE REAR
BOUNDARY FENCE, TO
REPLACE THE BUILDING
SHOWN ON THE SITE
LOCATION PLAN.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

Oakfield House is a semi-detached dwellinghouse located within the Glossop Built-up area boundary. The dwelling is of natural stone with a slate roof. The dwelling has a long rear curtilage which backs onto St Luke's Church. The rear fence also marks the boundary of the Norfolk Square Conservation Area.

The dwelling has a recently added single storey extension to the rear. There is also a stone outbuilding to the rear.

PROPOSAL

Retrospective planning permission is sought for a small shed/outbuilding at the rear of the curtilage. The shed is finished in timber, with a single pitched roof. The shed has a small covered work area to the front.

The shed is 5.65M by 2.47M in footprint. The building is 3M at its highest point lowering to 2.1m to the front.

This application has been submitted following an investigation by the enforcement team.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 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

CONSULTATIONS

Publicity

Site Notice expiry date: 30/07/2024
Neighbour consultation period ends: 10/07/2024
Press Advert: N/A

Public Comments

Neither (0)

Support (1)

- More aesthetically pleasing than previous garage.
- Shed is hidden by mature vegetation and boundary fence

Objection (2)

- Breaches planning rules, it is too tall and close to the boundary
- Unnecessarily large
- Visible from the Church
- It will cost a lot to reduce its height to be within planning regulations.

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

LP Policy S 2 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 Adopted Residential Design (SPD) (2005) Paragraph 9.7 states that 'Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house. Double garages should have two openings wherever possible, to maintain proportion, and with the roof ridge parallel to the doors. Flat roofs should be avoided. Doors with vertical emphasis are usually preferred and timber side hung door may be required in sensitive locations'

The outbuilding is located at the rear of the dwellings curtilage, next to mature vegetation and boundary fence. The shed has minimal visibility from outside of the dwellings curtilage. The shed is not visible from North Road. As such this does not impact the street scene of North Road.

The shed is partially visible from the rear of St Luke's Church, due to the location of the shed directly behind the church. However it would not be readily visible from Fauvel Road, and as such the shed does not have an adverse impact on the street scene of Fauvel road or harm the setting of the conservation area.

The shed itself is of timber construction, with a single pitched roof. The shed is of a subordinate design to the host dwelling, located at the rear of the curtilage. The design is typical of a domestic shed and is considered to comply with LP Policy EQ 6, EQ 7 and The Adopted Residential Design (SPD).

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 shed has no windows and is proposed to be used as a storage shed with covered work space to the front. The shed is therefore not considered to be a habitable space. The shed is located at the rear of the garden and will not therefore lead to any privacy, overlooking or noise concerns.

The shed is taller than the boundary fence. Due to the location of the shed at the rear of the garden and to the north of no.16, it will not lead to overshadowing of no.16 North Roads rear elevation. The shed is located a sufficient distance from no. 18 as to not have any amenity impact.

The shed is located adjacent to the rear of St Luke's church. Due to the presence of mature vegetation along the boundary of St Luke's church this is not considered to increase overshadowing.

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

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.

The proposed shed will not increase demand for parking at the application site. The site currently has no off-street parking provision. As such the proposal will not alter current highway safety at the application site.

Other Matters

The comments of the objectors are noted. The reason this building requires planning permission is because it lies within 2m of the boundary with the church and exceeds a permitted height of 2.5m. However, this application seeks to regularise the development, despite having already been built. For the above reasons it is considered that the development does not cause any harm to the visual character of the area, the setting of the conservation area or the residential amenities of the neighbouring properties.

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 : APPROVE

Case Officer: Rachel Robinson

Recommendation Date: 6th August 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council