



1134 - 3 Moorside Close, Simmondley, Glossop. SK13 6PN

Design Statement

We have been instructed to prepare and submit a full planning application for the replacement of a single storey rear conservatory at 3 Moorside Close, Simmondley, Glossop with a single storey rear extension.

The site lies within the built-up area boundary of Glossop and not constrained by any sensitive statutory designation and thus the principle of development is acceptable.

It is acknowledged that the High Peak Residential Design Guide SPD (2005) seeks to avoid flat roofs due to their unsympathetic appearance and issues associated with maintenance. However, it should be noted that whilst SPD's should be given weight in the assessment and determination of an application, it is guidance and not policy, and thus should not be applied prescriptively.

The proposed extension does not benefit from any clear views from public vantage points and thus the impact on the character and appearance of the street scene and wider area will be negligible. Owing to the fact that the proposed extension is to be constructed and finished in materials consistent with those used in the main house, and reads as a subordinate and secondary addition with regards to its scale and height, it is submitted that despite the introduction of a flat roof, the application is compliant with Local Plan Policies S1 and EQ6, the High Peak Residential Design Guide SPD (2005), Design Guide SPD (2018) and relevant paragraphs contained under Chapter 12 of the NPPF.

I trust that you have everything you require to finalise a positive recommendation. Please don't hesitate to contact me if you require any further information.

Yours Sincerely

Alan Sorah



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