



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

Proposed conversion of existing rear glass
conservatory roof into a balcony

at:

47 Town Lane, Charlesworth, Glossop, SK13 5HQ

On Behalf of Andrew McCann

Drafted by **Planning By Design**

Date: 13 August 2024

1. Application

Planning By Design (The agent) has been instructed to act on behalf of Andrew McCann (the applicant) to submit a planning application to High Peak Borough Council (the Local Planning Authority) for a: Proposed conversion of the existing rear glass conservatory roof into a balcony at: 47 Town Lane, Charlesworth, Glossop, SK13 5HQ (the site).

In support of this application, the following Design and Access statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

2. Site Location

The site is located within the urban boundary of Charlesworth, and within the Charlesworth Conservation Area. The building is a two-storey farmhouse that has been extended, which sits within a large plot of land, the site also benefits from the adjacent shared garden access space. Some of this land (not including the conservatory section) extends beyond the urban boundary into land designated as countryside and Green Belt for the purposes of the Adopted High Peak Local Plan 2016. The application site is within a residential area, with the surrounding properties being of a variety of shapes and sizes.

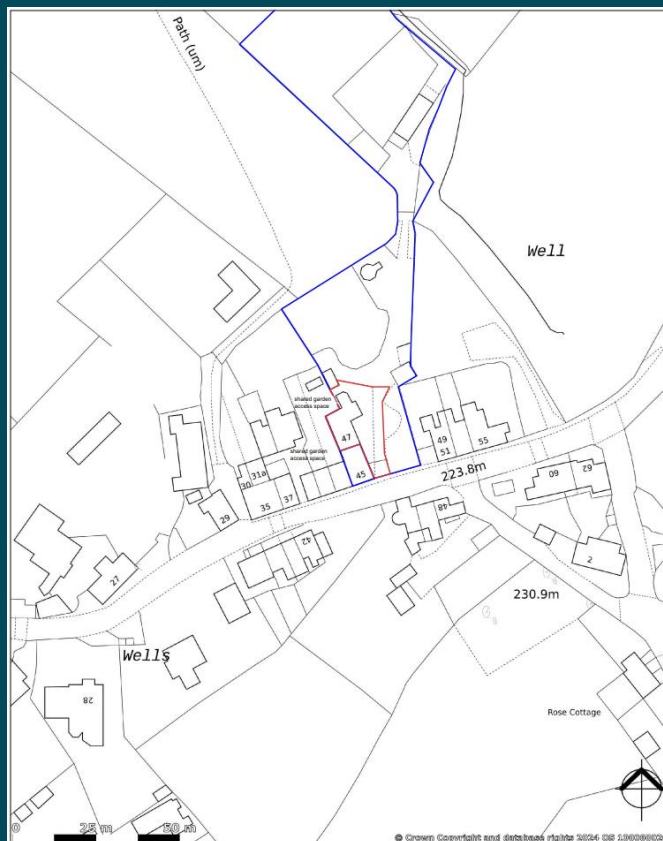


Fig 1. – Site Location Plan

3. The Proposal

The application proposal is for a proposed conversion of the existing rear glass conservatory roof into a balcony. The resultant balcony to the rear conservatory will have glass railings, which will be 900mm in height on the north and east elevations, and translucent frosted screening on the western side elevation, this will be 2100mm in height. There will also be a 1st storey door installed on the north elevation to allow access to the balcony from the master bedroom. The balcony itself will be 14.15m². This will provide a new external amenity space for outdoor recreation and relaxation, thereby enhancing the living environment of the dwelling.

Further information about the specifics of the proposed extension can be found within the accompanying planning drawings.

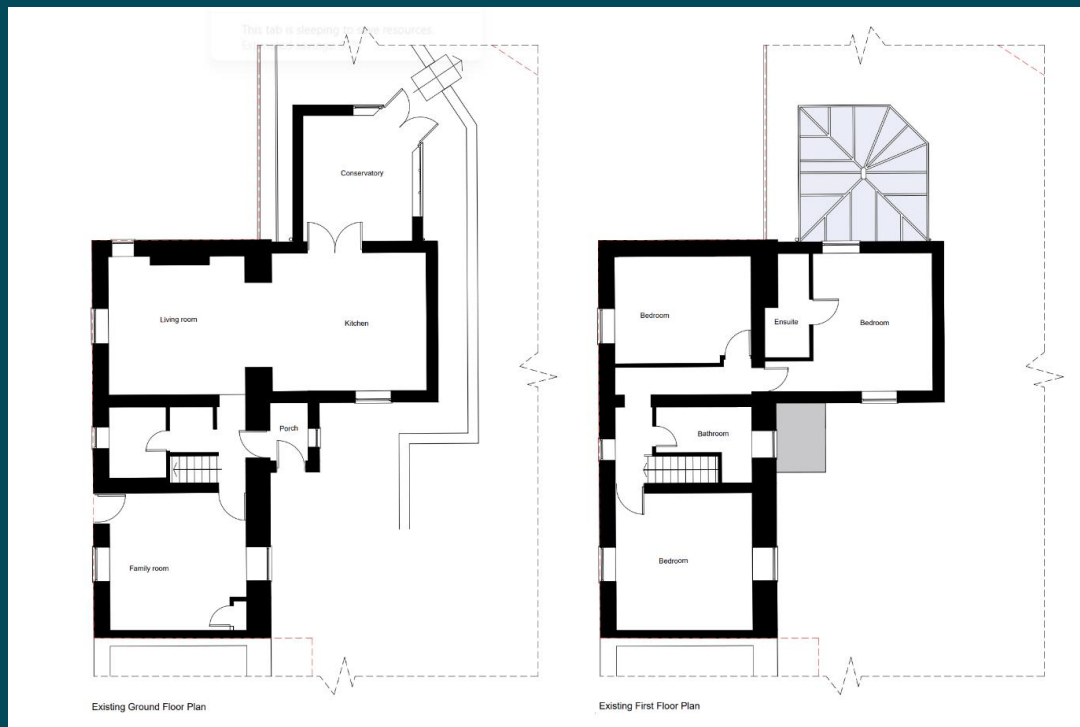


Fig.2 – Existing Floor Plans

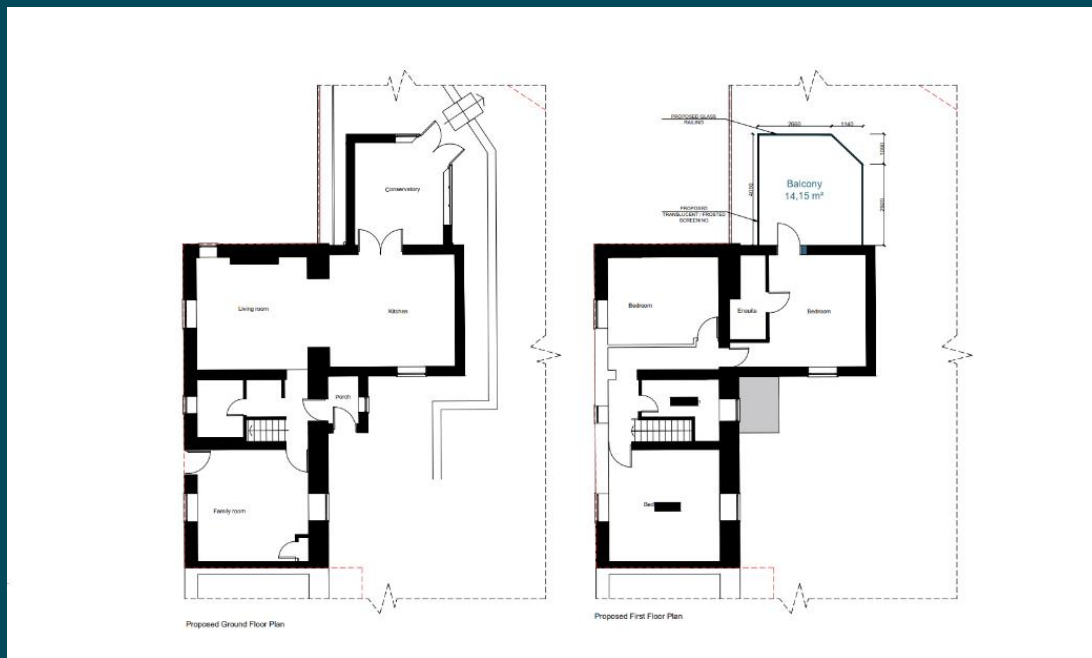


Fig. 3- Proposed Floor Plan

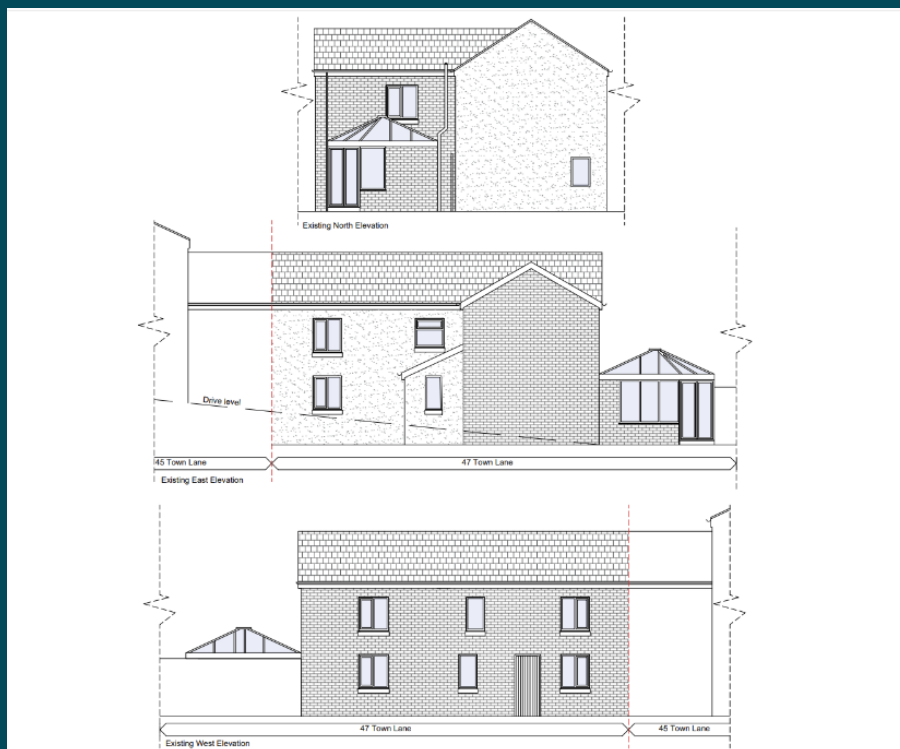


Fig. 5– Existing Elevations



Fig. 6- Proposed Elevations

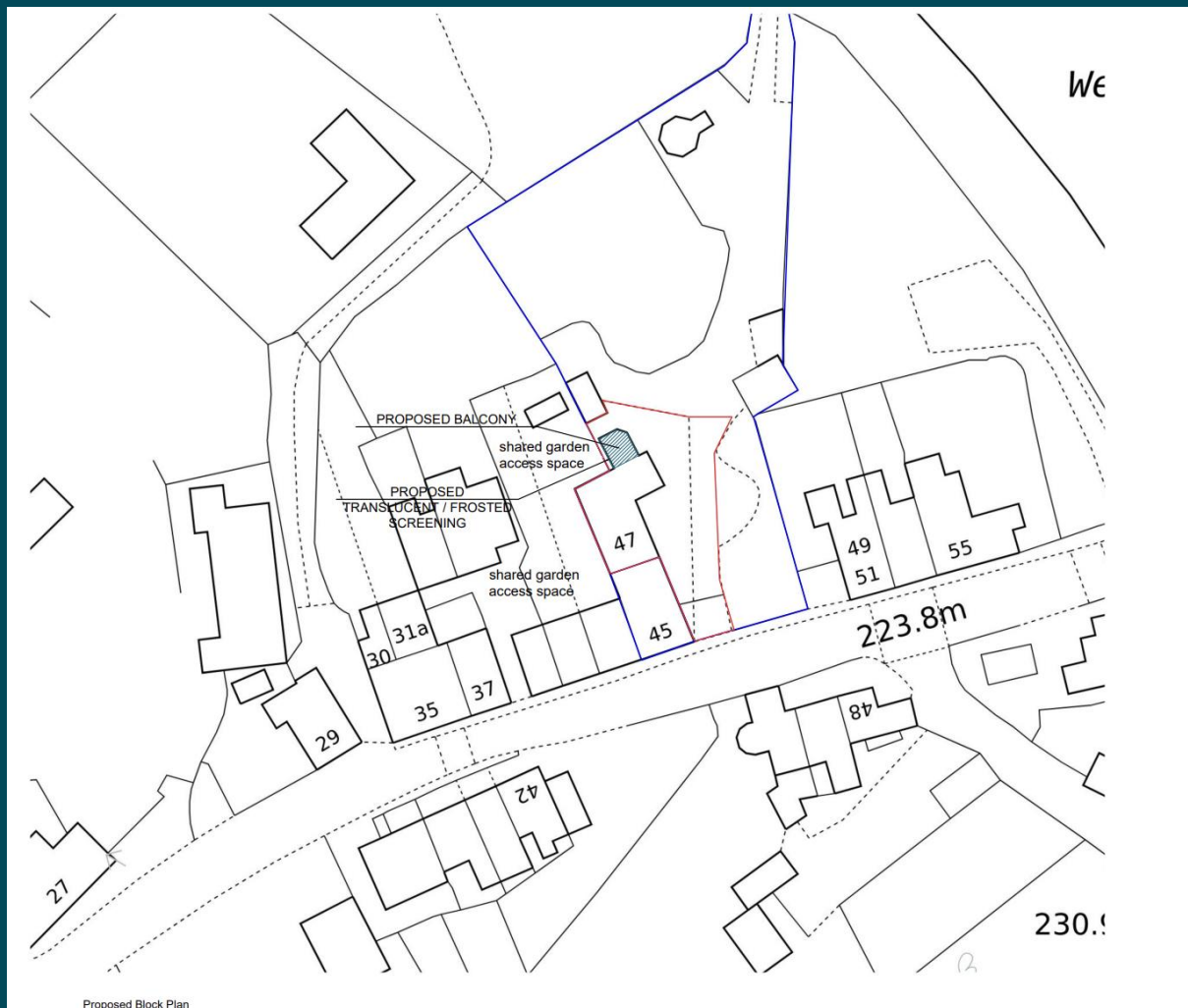


Fig.7 – Proposed Block Plan

4. Planning History

The following planning history was found for the application property:

- HPK/2014/0542 - Proposed Two Storey Extension, Removal of Conservatory & W.C Extension on East Elevation & Associated Alterations – Withdrawn.
- HPK/2015/0317 - Proposed Two Storey Extension, Removal of Conservatory & WC Extension on East Elevation & Associated Alterations – Approved 2015
- HPK/2018/0573 - Construct conservatory to rear elevation of existing property as per attached plans – Approved 2019.

The site location's surrounding planning history does also demonstrate that proposals for residential alterations and extensions have enjoyed a high rate of return in the form of planning approval, thereby setting a precedent for development in the locality.

5. Planning Designations

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework 2023
- National Planning Practice Guidance.
- High Peak Local Plan 2016
- Relevant SPDs (see below)

Specific relevant policies and guidance:

National Planning Policy Framework 2023

- Section 2 - Achieving sustainable development
- Section 12 - Achieving well-designed and beautiful places
- Section 15 - Conserving and enhancing the natural environment
- Section 16 – Conserving and Enhancing the Historic Environment

National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a 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

Supplementary Planning Documents

- Residential Design (SPD) (2005)
- High Peak Borough Council Design Guide (SPD) (2018)
- Charlesworth Conservation Area Character Appraisal (Adopted October 2010)

6. Assessment

The following section will evaluate the proposal in accordance with the national planning policy and relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria.

The key issues for consideration of this application are:

- Visual and Heritage Impact
- Impact on Neighbouring Amenity
- Highway and Parking Matters

Principal of Development

Policies S2 and S5 of the Adopted High Peak Local Plan direct development such as householder extensions towards dwellings within the Built-up Areas of the Borough. Any such extension, although acceptable in principle, would be subject to the terms of other relevant local plan policies such as EQ6 and EQ7 which make provision for design, amenity and the historic environment respectively.

The site's built development (including the conservatory) is situated within the built-up area boundary, and the proposal represents sustainable development in line with the NPPF and the local development plan, and should be considered acceptable in principal subject to site specific and design policies and guidance which will be discussed below.

Visual, Design and Heritage Impact

LP Policy EQ 6 states that all development, including those on the edge of settlements, 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 proposal is in keeping with policy, as it is a well-designed minor development, which will be complimentary to the character of the site and wider area, maintaining the area's local distinctiveness, including the surrounding conservation area and adjacent green belt and countryside; The proposal benefits from the proposed location to the rear of the site, therefore, it will have low visual prominence and little to no impact upon the streetscape or wider area. Consideration has also been given to the scale, massing, layout, and siting to ensure it will be appropriate to the site and local area. The development also respects existing building lines and will fit unobtrusively with the parent building, and the materials will also be beautiful and durable creating a finish which will not erode the character of the site or broader area; The design and materials used will provide an attractive compliment to those already existing at the site. Moreover, as will be discussed further below, the proposal has included privacy screens to protect the amenity of neighbouring occupiers.

The impact the proposal will have upon nearby listed buildings and surrounding conservation area is discussed within the accompanying Heritage Impact Statement, which concludes that the impact will be neutral, and the development can be considered less than harmful to heritage assets. It is also pertinent to note that although the site is and within a conservation area, the surrounding planning history of the area demonstrates that a variety of residential alteration proposals have been approved, which facilitates a strong precedent for development at this site.

The proposed development is thus appropriate to the site, contributes to placemaking, and will allow an pleasant amenity space for the occupants. It is therefore in accordance with Section 12 and 16 of the NPPF and policies EQ6 and EQ7 of the Local Plan, as well as supplementary planning guidance.

Amenity concerns

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.

Whilst there are adjacent/ adjoining properties to the proposed site, their amenity is unlikely to be impacted significantly by virtue of the proposed modest and appropriate scale and siting of the development. The proposal is simply a minor balcony addition to an existing structure, which does not enlarge the property footprint; As such, it will not dominate its character or overdevelop the site, and ample garden ground will remain. Thus, overbearing, and overshadowing are also not expected to be a significant concern for this development. Fenestration will also be appropriately orientated, and outlook will be limited to views of the applicants own rear garden, by virtue of the proposed frosted privacy screen on the west elevation of the development, protecting the privacy of the applicant and neighbouring occupiers using the adjacent shared garden access; Therefore, it will not significantly alter existing privacy levels to neighbouring properties or create any cause for concern in this regard. There are also no dwellings immediately to the rear of the site that would be affected by the proposal. The proposed development will therefore cause no further impact to neighbouring amenity than the existing.

Additionally, the new development will improve amenity for the dwelling's occupiers and future residents, in that it will provide extra private external amenity space, enhancing the applicant's enjoyment of the dwelling, and adding longevity to its design for the lifetime of the dwelling.

Regarding any concerns of noise and vibration as a result of the development, whilst this is not expected to be significant; we welcome any conditions relating to construction sounds, to limit disrupting the amenity of neighbouring occupiers.

The proposal can therefore be considered compliant with the NPPF and local planning policy EQ6 related to amenity.

Parking and Highways

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 parking requirements at the site will remain unchanged as a result of this proposed development. As such, the proposal would not be likely to disrupt the functioning of the

local highways network or create any parking concerns at the site or within the local area, compliant with policies of the Local Plan.

7. Planning Balance

The proposal positively contributes to all three development objectives outlined in the National Planning Policy Framework.

From a social perspective, the proposal provides an minor addition to the dwelling, adding additional amenity space, which will increase their enjoyment of the property, giving the occupants pleasant views of their garden and the countryside beyond. This will ensure that the applicants can maximise the use of the site, providing longevity to its design.

From an Environmental perspective, the proposal does not erode the visual amenity of the streetscape or landscape character, or negatively impact the area it is located within, which includes the surrounding conservation area and adjacent green belt land.

Economically, the proposal will help stimulate economic activity at a local level as local fitters and suppliers will be sought for construction following the receipt of planning permission.

The proposal therefore represents sustainable development and will not cause enough of an impact to warrant a refusal in this instance.

8. Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the areas' surrounding environment or neighbouring amenity. It will also be well designed and will provide an incidental space for recreation and relaxation, and, which will increase the residential amenity and quality of living experience at the dwelling.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.