

DELEGATED DECISION REPORT

HPK/2024/0291
Valid 04/07/2024

38 HATHERSAGE DRIVE
GLOSSOP

PROPOSED TWO STOREY
SIDE EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity
- Parking and access

DESCRIPTION OF SITE

The application site relates to a detached dwelling house, the property has a small drive and front garden with a single storey element to the south elevation. The property has a rear garden consisting of an elevated decking area and a flat lawn.

PROPOSAL

The application proposes a two storey side extension to create a fourth bedroom and an en-suite, as well as widening the existing driveway to create extra parking provision for a third car. This would involve the demolition of the existing single storey element.

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
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 13/07/2024

Neighbour consultation period ends: 13/07/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Environmental Health

None

Derbyshire County Council Highways

The application includes the alteration to the existing parking provision to the front of the dwelling; however, it is noted that the application form does not reflect this or the alterations to the site access. Having said that, there are no objections to the altered access and the additional parking spaces will accord with the recommended parking standards for a 4 bedroom dwelling.

There are no highway authority objections to the application, with the request an advisory note be attached to any consent granted for the information of the applicant.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Glossop, which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a sustainable location with access to services and facilities. Therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

Design

Policy S1 of the Local Plan sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

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.

Policy EQ6 of the Local Plan states all development should be well designed and of a high quality that respects local distinctiveness and sense of place.

The Adopted Residential (SPD) (2005) chapter 9 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.”

The proposed extension is to the side elevation of the house where there is an existing single storey element. The proposed extension will extend 2.8m from the south elevation of the host dwelling house and the first floor will be slightly stepped in from the principal elevation to create a subservient appearance. The extension will be the same width as the existing single storey element of the dwelling.

The proposed extension is proportionate to the scale and form of the original dwellinghouse. The roof structure is to run perpendicular to the roof of the existing dwelling, which enables the front facing gable of the original dwelling to dominate. It is not considered that the extension would detract from the character and appearance of the original dwelling, or from the wider street scene.

It is noted, other properties along Hathersage Drive and the surrounding area have successfully achieved extensions of very similar design and scale to that proposed, without resulting in harm to street scene character.

The proposed materials are coursed brick to match existing with a dual pitched roof and concrete tiles to match that of the host dwelling. The proposed alterations to the driveway would increase parking provision at this location which is considered acceptable, the Rowan tree on the front lawn will be retained.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1 and EQ6, the Residential Design Guide SPD, and the NPPF.

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 Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

Paragraph 8.8.3 “Obscure glazing is encouraged in bathrooms and toilets, more reason why bathrooms should be located to the side or rear of the property, avoiding an unsightly collection of glazing finishes (not to mention ventilation kit and soil vent pipes).”

The property is detached, with 1m between the adjoining boundary with No.40 Hathersage Drive. There is a small ground floor windows on the north elevation of No. 40 Hathersage drive, and a ground floor side door which already fronts on to the existing single storey element of No.38. Therefore, there are no concerns regarding overshadowing or loss of light into this neighbouring property.

An additional window is proposed to the first floor principle elevation to serve the fourth bedroom, this fronts on to a public highway and is over 21m from No.55 Hathersage Drive, which is in line with the Council’s privacy standards, additionally, due to the orientation of the dwellings, there is no direct view on to No.55.

It is proposed to condition that the first floor window to the rear elevation which serves the en-suite bathroom, to be obscure glazed. The dwelling to the rear number 2 Yorkshire Way is positioned 15m away and therefore this is needed to comply with the Residential Design Guide SPD. Additionally, this will prevent any overlooking into the conservatory at No.2 Yorkshire way to the west.

Given the above, the application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPF, and the NPPF, with regards to potential impacts on amenity.

Highway Safety

The proposal would lead to an increase in one extra bedroom at the application site, therefore increasing the demand for off-street parking.

A four bed dwelling requires 3 parking spaces per unit, as per Appendix 1 of the Local Plan. Therefore, the application proposes to widen the existing driveway, from the boundary edge with No.40 Hathersage Drive, up to the existing Rowan Tree on the front lawn. This will provide parking provision for up to 3 cars in line with the Council’s parking standards.

As such there are no highway safety concerns and the proposal complies with local plan policy CF 6.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts and is of acceptable design and is considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Jennifer Robb

Recommendation Date: 28/08/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council