

DELEGATED DECISION REPORT

HPK/2024/0273
Valid 26/06/2024

17 LORD STREET
GLOSSOP

CONSTRUCTION OF SINGLE
STOREY REAR AND SIDE
EXTENSION WITH EXTERNAL
STEPS AND LANDING.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Impact on Conservation Area
- Residential Amenity

DESCRIPTION OF SITE

The site of 17 Lord Street comprises of a two-storey detached stone property, with a rear garden and small garden area to the front. The property is located within Norfolk Square Conservation Area within the built up area boundary of Glossop.

PROPOSAL

The application proposes the removal of the existing terrace and steps to the rear of the property and the construction of a single-storey rear extension with French doors to the rear and a new landing and external steps to provide a larger kitchen area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
EQ7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places
Chapter 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 13/08/2024

Neighbour consultation period ends:13/08/2024

Press Advert:11/07/2024

Public Comments

Local resident has submitted the following concerns to consider:

1. There is a direct sightline from Fitzalan Street between the East end of the Victorian Chapel and the Old Chapel Hall(now 26 and 28 Fitzalan Street). These buildings are not listed but form a high profile, visually significant and pleasing part of the group of public buildings which include the Victoria Hall and Old Grammar School when viewed from Fitzalan Street.
2. The plans do not show the significant height difference between Lord Street and Fitzalan Street.
3. The residential amenity of our home will be compromised by comings and goings in and out of the proposed family room through the French windows. These would be significantly closer to the boundary with adjacent properties than the existing doors into Lounge 02. Noise will be funnelled down between the Old Chapel and Hall.

Town / Parish Comments

None

Environmental Health

None

Derbyshire County Council Highways

No highway authority objections

Conservation Officer

No Objection, subject to following conditions:

“Prior to the commencement of works on site samples are to be shown in wet and dry state of accurate and high quality finishing and facing materials to match, in order to ensure harmony between the new extension and its host. Once the specification is approved in writing by the Local Planning Authority the development will be

undertaken in strict accordance to this and last for the lifetime of the development. Reason: to safeguard the character and vernacular of the Conservation Area.”

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 location with good access to services and facilities. Therefore, the principle of development is acceptable subject to a detailed assessment of planning considerations and impact on the Conservation Area.

Design and impact on the conservation area.

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.

Section 16 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

LP Policy EQ 6 states that all development should be well designed, of a high quality and responds positively 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 Guide (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 High Peak Design Guide SPD expects extensions to harmonise with the parent building and respect the dominance of the original building (para 5.5).

The Glossop Conservation Area Character appraisal describes Lord Street; ‘Leaving Glossop on higher land to the north of the town centre housing gives way to villas increasing in size and architectural exuberance the higher up the hillside away from the town centre...substantial gritstone detached and semi-detached villas sitting behind gritstone boundary walls with cast iron gates....bay windows are a feature....The houses along Lord Street have the additional amenity in that they face away from the town centre looking towards the countryside beyond and the large recreational open space along Fauvel Road’.

The proposed rear extension will adjoin the existing two storey outrigger to the east. It is single storey in height and would extend 4.7m from the rear elevation of the property,

being slightly set back from the existing outrigger and approximately 4.4m in height, making it subservient to the existing dwelling.

The comments of the objector are noted. The site lies within Norfolk Square Conservation Area and is visible from No. 26 and No. 28 Fitzalan Street (which runs parallel to Lord Street). Given that the proposed extension is single storey, it will not disrupt the traditional roof line and would not be overly prominent in long distance views from Fitzalan Street that would interrupt the street scene. Moreover, the existing two storey outrigger of the dwelling, given its height is more prominent from this viewpoint than the proposed single storey would be, further negating any impact on the street scene and Conservation area that would occur as a result of the proposed extension.

It is noted that an existing garden shed, provides further screening and therefore, any visibility from Fitzalan Street will be glimpsed, the proposed extension is considered to be discreet and there would be no impression of the steps or railings from this viewpoint, as evident in the photograph below.



The proposed materials are coursed stonework to be used externally for the walls to the extension and the exterior steps. Natural slate is proposed to form the roof covering again to match that of the existing dwelling with rooflights to provide additional light to the interior. The extension is proposed to be slightly stepped in from the two storey element which will diminish any mismatch of materials with the weathered stone on the existing dwelling.

The extension has been designed to be in keeping with the host dwelling and Conservation Area and therefore, it is considered the proposal would not cause harm to the visual character and appearance of the Conservation Area.

There are no objections from the Conservation Officer, given that the application proposes materials to match that of the existing dwelling, it is not deemed necessary

for the Council to approve samples of the proposed materials as these are in keeping with the Conservation Area.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1, EQ6, and EQ7, 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 habitable windows to provide an acceptable level of amenity. The site backs onto properties in Fitzalan St, which are positioned at a lower ground level than the application site.

A privacy screen is proposed to the boundary with No.19 Lord Street to protect the privacy of the neighbouring property, when exiting the extension onto the proposed small raised landing area. This privacy screen will prevent overlooking into the neighbouring garden of No. 19 and will be secured by planning condition. Moreover, the very small patio area beyond the rear doors is regarded to be too small to dwell upon and cause direct overlooking.

In terms of the proposed patio doors, any overlooking will be directed towards the rear end of the garden rather than on to the patio area immediately adjacent. As such is not considered there will be an unacceptable loss of privacy for this neighbour. Furthermore, the extension would result in the removal of the side window to the west elevation which would in turn reduce overlooking into the existing side window of No.19, with a current distance of approximately 7.4m between the two windows, which does not meet the Council's current privacy standards of 21m between adjacent habitable windows. Therefore, there are no concerns regarding overlooking, or overshadowing on to No.19 Lord Street.

With respect to number 15 Lord St, it is only the small patio area and steps which could lead to overlooking into this neighbour's garden area. However, as mentioned above given the very small area at the top of the steps, with its depth of just 0.8m would not be considered large enough to dwell upon.

The public comment submitted regarding the changes in ground levels and increasing noise levels are noted. The extension would be positioned 8m from the common boundary and 10m from rear elevation of number 26, which has a first floor rear window facing towards the application site.

Whilst the French doors would be closer to the boundaries of No.26 and No.28 Fitzalan Street than the existing doors, any noise associated with the family use of these doors would be no different to the family spending time in the existing garden, which is much closer to the common boundary. It is noted that the rear of the existing garden sits significantly closer to the boundary with No.28 Fitzalan Street than the French doors of the proposed extension. However, any noise disturbance is likely to be caused by the use of the existing garden area, rather than the extension itself. It is also noted that the patio doors will look directly towards the existing wooden shed.



As such, it is considered that this would not cause an adverse amenity impacts for the occupants of No.26 and No.28 Fitzalan Street with regards to unacceptable noise levels.

The first floor window in No.28 Fitzalan Street, has been retained to serve as a feature only and does not serve any habitable rooms, therefore, there are no amenity concerns associated with this.

Overall the proposed extension would not unduly harm the amenities of the surrounding neighbours.

Accordingly, the application is considered to be compliant with Local Plan Policies EQ6 and EQ7, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Highway Safety

The proposal will not lead to an increase in bedrooms at the application site, therefore will not increase demand for off-street parking. 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. The development is of acceptable size, scale and design which would sustain the importance of the heritage asset, in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Jennifer Robb

Recommendation Date: 30/08/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council