

DELEGATED DECISION REPORT

HPK/2024/0267
Valid 21/06/2024

1 KING EDWARD AVENUE
GLOSSOP

DEMOLITION OF EXISTING
SINGLE STOREY
EXTENSIONS/CONSERVATOR
Y AND A PROPOSED SINGLE
STOREY EXTENSION THE
SIDE AND REAR.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The site of 1 King Edward Avenue, is a two-storey semi-detached property, which is set back from the road by a large gated drive and small front garden. The site has a large rear garden with an existing single storey rear extension and conservatory and a single storey side extension. The site lies within the built up area boundary of Glossop.

PROPOSAL

The application proposes the demolition of the existing conservatory, rear extension and side extension to replace with a rear and side extension which will wrap around the west elevation of the property, to create a large kitchen/diner, utility and downstairs W/C.

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
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

CONSULTATIONS

Publicity

Site Notice expiry date: 13/08/2024

Neighbour consultation period ends: 13/08/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Environmental Health

None

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Glossopdale, 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.”

Throughout the consultation period, amended plans were sought to reduce the depth of the rear extension so it did not exceed more than 50% of the original dwelling house. The revised plans propose the rear extension will extend 3.85m from the rear elevation and will be replacing the existing conservatory and single storey rear extension which currently extend 2.6m from the rear elevation. Despite the proposal extending further beyond the rear of the house than the existing, it is still considered to be subservient to the host dwelling, by way of its single storey nature.

The existing side extension is also proposed to be demolished and replaced with a single storey side extension of the same width, extending 1.85m from the west elevation of the house. This will adjoin the single storey extension to the rear.

It is worth noting, other properties along King Edward Avenue, and Norfolk St have had single storey rear and side extensions of similar design, so this type of extension is not out of character for the area. Despite these extensions being designed with a mono-pitch roof, which would be preferable, in this instance it would not be appropriate. Following discussions with the applicant it was evident this was considered for the extension, however, due to the constraints of the first floor windows, it would not be possible to accommodate a mono-pitch roof with a suitable pitch. Moreover, given its location to the rear of the house, this part of the extension would not be readily visible and would not have an adverse impact on the visual character of the street scene.

The proposed materials are natural stonework and slate roof tiles to match the existing dwelling. It is considered the proposal will harmonise more sympathetically with the host dwelling than the existing extensions with a mismatch of styles and materials.

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.

The proposed windows to the rear elevation are ground floor and front on to the large rear garden, which is bordered by mature hedgerow and trees, preventing overlooking into the rear garden of No. 52 Norfolk Street, which sits 16m to the west.

Other than the small side window on the west elevation to serve the W/C no side windows are proposed, therefore, there will be no direct views into the neighbouring properties on Norfolk St. The adjoining boundary with No. 3 King Edward Avenue, is separated by a fence and mature hedgerow which screens potential overlooking into the neighbouring garden from the rear windows which serve the kitchen. It is also noted that the neighbour has a rear extension, with the current proposals having a similar depth to the neighbour's extension. Therefore the proposed extension will not breach the 45 degree line.

Despite an existing window in a similar position, it is recommended to condition the small side window on the west elevation which serves the downstairs WC to be obscure glazing. Obscure glazing is preferable in bathrooms and toilets in line with the Residential Design Guide 2005. Additionally, this will prevent overlooking on to No. 50 Norfolk Street.

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

Highway Safety

The site has a large driveway with parking for three cars. The proposal will not lead to an increase in bedrooms at the application site, therefore will not increase demand for off-street parking. Furthermore, the existing provision for off-street parking will not be impacted by the proposal. As such there are no highway safety concerns and the proposal complies with Local Plan Policy CF6.

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

Case Officer: Jennifer Robb

Recommendation Date: 02/09/2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council