

DELEGATED DECISION REPORT

HPK/2024/0322
Valid 24/07/2024

ANISON HOUSE NORTH
ROAD
GLOSSOP

NEW DETACHED DOUBLE
GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design Character and Appearance
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application relates to a large detached property known as 'Anison House' located within a large residential plot adjacent to North Road, Glossop. The site is extremely well screened by mature trees and natural vegetation, with the dwellinghouse located relatively centrally towards the rear of the plot, accessed via a private gated driveway.

The dwelling has a very 'ad hoc' character with no distinct architectural style and has recently benefited from planning permission granted under HPK/2022/0274 and subsequently varied under NMA/2022/021 and HPK/2023/0116 for various extensions and alterations.

PROPOSAL

This application seeks full planning permission for a detached single storey domestic garage, which would be sited adjacent to the existing dwellinghouse, with a simple square form, and a dual pitched roof that includes the principal elevation fronting the site entrance.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles

S1a Presumption in Favour of Sustainable Development
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework 2023

Achieving Sustainable Development Chapter 2
Promoting Sustainable Transport Chapter 9
Achieving Well Designed and Beautiful Places Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/7500	Games Room Extension (Withdrawn)
HPK/0001/8637	Proposed Lounge Extension (Approved)
HPK/2022/0274	Two storey rear extension, extension over existing garage, demolition of existing porch, amendments to window openings, raised front terrace and part rendering of brickwork to existing dwelling (Approved 12/08/2022)
HPK/2023/0116	Variation of Condition 3 relating to HPK/2022/0274 (Approved 31/05/2022)
NMA/2022/0021	Non Material Amendment in relation to HPK/2022/0274 (Approved 30/01/2023)

CONSULTATIONS

Publicity

Site Notice expiry date: 16th August 2024
Neighbour consultation period ends: 14th August 2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

The application seeks planning permission for a domestic garage positioned within the curtilage of the residential property within the built-up area boundary of Glossop. Glossop is identified as one of the larger Market Towns within the Borough which are the focus for housing and economic growth.

As such, the principle of development is supported subject to an assessment of all relevant planning considerations.

Design Character and Appearance

LP Policy S1 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.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for domestic development including garages. The relevant guidance pertinent to this application is set out as follows:

Residential Design Guide SPD

- 9.7 Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house...Flat roofs should be avoided. Doors with vertical emphasis are usually preferred and timber side hung door may be required in sensitive locations.

Design Guide SPD

- 5.10 *These (Garages) need to be sensitively designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. If attached to the building, the new garage should be clearly subordinate. A separate garage building is however often the better solution particularly where more than one garage is needed.*

Paragraph 135 of the NPPF states amongst other things that development should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The proposed garage is situated in a discreet location adjacent to the much taller side elevation of the main house, and clearly reads as a subordinate and secondary ancillary structure that respects the dominance of the parent building. The garage is of a very modest scale and height, with a roof pitch, form and materials that mirrors that of the main house.

For the above reasons, the proposed garage is considered to be of an appropriate scale, height, massing and visual appearance that respects the character and appearance of the main dwellinghouse, and due to being heavily screened with limited views from the public highway, would have no material impact upon the character and appearance of the wider street scene.

As such, the application is considered to be compliant with LP Policies S1 and EQ6, relevant Supplementary Design Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 135 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The proposed garage is of a very modest scale and height which would not serve any habitable living space. As such, and due to the boundary with the neighbouring property to the west being characterised by dense natural vegetation and a distance of over 40m, the proposed garage would not result in any adverse harm to the amenity of any neighbouring residential property in accordance with LP Policy EQ6, the Residential Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides

suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Paragraph 114 of the NPPF states that in assessing sites for specific applications, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 115 goes on to state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact impacts on the road network would be severe.

The site benefits from an existing access to the public highway, with a lengthy private driveway leading to the proposed garage, which would not be altered. The driveway allows more than sufficient space to turn and exit the site in a forward gear. As such, and in the absence of any objections from the Highway Authority, the application is considered to be acceptable in relation to highway safety, in accordance with LP Policy CF6 and relevant paragraphs under Chapter 9 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks full planning permission for a domestic garage located within the curtilage of an existing property within the built-up area boundary of Glossop. The principle of development is therefore acceptable.

Having regard to all other planning considerations, the application has been found to accord with all relevant Local Development Plan policies and other material considerations including the NPPF, thereby amounting to a sustainable form of development.

In line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 17th September 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council