

DELEGATED DECISION REPORT

HPK/2024/0330
Valid 29/07/2024

3 SANDIWAY
GLOSSOP

PROPOSED GARAGE
CONVERSION AND SINGLE
STOREY REAR EXTENSION
TO REPLACE EXISTING
CONSERVATORY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

3 Sandiway is a detached dwellinghouse of red brick and concrete roof tiles. The dwelling has previously been extended over the garage, with a front porch and rear conservatory (HPK/0003/5681).

The garage has been internally converted to reduce the garage to a store and utility room. As such the garage does not accommodate a vehicle. A small driveway provides parking for one vehicle to the front.

PROPOSAL

Planning permission is sought to replace the existing rear conservatory with a single storey rear extension. The proposed extension will extend 3.5m from the rear elevation and will be constructed of brick to match with a flat roof and roof lantern.

To the front the garage will be further converted to create a larger internal room (marked on proposed plans as a utility and office). The garage door will be removed and replaced with upvc widow to match the host dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 9 Trees, woodland and hedgerows

CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4

Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/5681 Extension over garage, front porch and rear conservatory
APPROVED 02/10/1996

CONSULTATIONS

Publicity

Site Notice expiry date: 18/09/2024
Neighbour consultation period ends: 20/08/2024
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

No objection – subject to condition

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Glossop. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

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.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

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 High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposed rear extension will be of the same depth as the existing conservatory, however, the width will be slightly increased. However, the extension will remain subordinate to the host dwelling. The proposed rear windows match those of the host dwellings rear elevation, and as such are considered acceptable.

The extension will have a flat roof with lantern roof light. While flat roofs are generally considered unfavourable, the proposed extension will not be visible from the street scene. As such the flat roof and lantern are considered acceptable.

It is also proposed to complete the garage conversion with window to the front. The proposed window will match the 3 paned casement style of the existing windows. The proposed conversion will have a similar visual effect to that at no. 7 (approved HPK/2011/0501) and as such will be in keeping with the existing street scene.

Overall the proposal is considered acceptable in accordance with LP Policy EQ 6.

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 extension is the same depth as the conservatory which it will replace, with west facing windows. Planning application HPK/2021/0500 demonstrates that the adjacent rear window of no.1 functions as a living room window, this when measured from its central point the 45 degree will not be breached. As such the relationship with no.1 is considered to be maintained, with no overshadowing or privacy concerns.

Side facing french doors are proposed for the east facing elevation. These will replace existing side facing doors of the conservatory. The proposed doors will be located approx. 3.5m from the site boundary. Due to the approx. 1.8m site boundary treatments there will be no greater overlooking into the rear garden of no. 5 than the present situation.

To the front the garage conversion will serve an office room, this will face the front elevation of no. 6. No.6 is located approx. 23m from the proposed new window. As such this is compliant with the guidance separation distance of 21m.

Overall it is considered that there are no amenity concerns.

Highway Safety

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. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1. Appendix 1 states that ... 4+ bedroom dwellings require 3 spaces per unit.

No. 3 Sandiway has 4 bedrooms, with one vehicle parking space. The existing garage has been internally reduced in size and as such cannot function as second parking space. LP Policy CF 6 requires 4 bedroom dwellings to have 3 off street parking spaces. DCC Highways have not objected to the scheme, provided that the driveway is expanded to create a further two off street parking spaces as demonstrated in the Location Plan (dwg no. 3262-005), which would meet the requirements of Policy CF6 and Appendix 1.

It is considered that there are no highway safety concerns subject to the driveway being expanded in accordance with the plans submitted. This is to be secured via condition.

Trees

Council mapping demonstrates the presence of a Protected tree adjacent to the application site within the boundary of no.1 Sandiway. The officers site visit demonstrated that this tree has previously been felled. As such it is considered that there are no concerns regarding trees.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore, this application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 20th September 2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council