

DELEGATED DECISION REPORT

HPK/2024/0357
Valid 02/09/2024

10 WERNETH ROAD
SIMMONDLEY
GLOSSOP

PROPOSED GARAGE
CONVERSION AND INFILL
WALL BROUGHT INLINE WITH
EXISTING PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site comprises a three storey dwelling, in a row of terraced properties on Werneth Road. This row of dwellings are all similar in form and design, most of the properties along this row of houses have a set-back garage, some of which have been converted to habitable accommodation, similar to that of the subject property with the exception of No. 2A at the end, which has brought the front wall to align with the existing front elevation.

Werneth Road is characterised by the presence of differing styles and designs of dwellings, predominantly terraces.

PROPOSAL

The application proposes converting the garage to create a large kitchen/ diner, with the addition of an infill wall to bring the converted garage in line with the principal elevation, to create space for a utility room.

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: 14/10/2024

Neighbour consultation period ends: 14/10/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Environmental Health

None

Derbyshire County Council Highways

Whilst the proposed conversion of the garage to a habitable room will remove the potential onsite parking provision, as with all garages there is no guarantee that garages will be used for parking. It is noted that the site can accommodate two parked vehicles to the front of the property and should the dwelling generate additional parking requirements, it is considered that the highway network can accommodate some additional on street parking without having an unacceptable impact highway safety.

It would be beneficial if the provision of the existing parking space(s) to the front of the dwelling was conditioned to reduce the potential for additional on street parking.

There are no highway authority objections to the application.

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 proposal is very modest, and due to the nature of the infill wall, the scale of the building would not change as a result. As such, the amendments are considered to be minor amendments that do not substantially alter the overall scale, design and appearance of the dwelling.

There will inevitably be a visual change due to the conversion of the garage and infill wall, altering the front elevation of the property from a set-back garage door, to a brick frontage and entrance door. However, given the materials will be brick to match the existing dwelling and uvc for the window and door, this is judged to be a visual improvement to the existing white garage door, that will retain the character of the property and the street scene. The proposal is to the front elevation and therefore, directly visible from the street scene. However, due to the materials and modest nature of the proposal, and the fact Werneth Road is characterised by differing styles and designs of dwellings, the integrity of the street scene will be retained, the materials and design are in keeping with the host dwelling and neighbouring properties.

Furthermore, No. 2A Werneth Road at the end of this row of terraces has been infilled, as such No.10 would not appear to be the ‘odd one out’ amongst this row of terraces.

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.

There will be no adverse amenity impacts in terms of overshadowing or loss of light given the very limited increase in foot print.

Turning to the matter of overlooking, the window proposed to the front elevation in replacement of the garage door fronts onto the public highway, additionally, the windows in No. 5 Werneth Rd opposite sit over 25m from the application, which is well over the Council's privacy standards. The single door to the rear ground floor is proposed to be replaced with double French doors. Given the existing door, there is limited change in terms of outlook. However, it is noted the French doors result in increased glazing, though it is not considered there will be any impacts on neighbouring privacy. The closest neighbour to the rear is No.93 Beech Lawn, there is a distance of 15.4m from the subject property to the boundary of No.93 and a further 24m from this boundary to the rear elevation of No.93. Moreover, the common boundary is well screened by trees, as such no overlooking will occur to this neighbour as a result of the proposed rear patio doors.

Limited overlooking may occur into the neighbouring gardens of No.12 and No.8 Werneth Road, however, high timber fences provide ample screening. In addition, due to the terrace nature of these properties there is mutual overlooking from rear windows into all the gardens along this terraced stretch from No.14 to No.2 Werneth Road.

The 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 proposal will lead to the conversion of the garage which is classed as a parking space, although as acknowledged by Derbyshire County Council, there is no guarantee that this garage will be used for parking. Furthermore, there are two parking spaces to the front of the property which meets the Council's parking standards for a three bedroom property.

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 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**

Case Officer: Jennifer Robb

Recommendation Date: 18/10/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council