

## DELEGATED DECISION REPORT

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HPK/2024/0380  
Valid 09/09/2024

12 GREEN LANE  
SIMMONDLEY  
GLOSSOP

PROPOSED FRONT PORCH  
  
(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Design
- Amenity

### DESCRIPTION OF SITE

12 Green Lane is a detached dwellinghouse located within a modern housing estate in Simmondley, Glossop. The dwelling is of red brick and concrete roof tiles. The dwelling has an integral garage, with a split driveway to accommodate a further 2 vehicles.

### PROPOSAL

Planning permission is sought for a porch. The proposed will utilise the existing roof above the front door. Revised plans show the proposed porch to be glazed UPVC.

### 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  
CF 6 Accessibility and Transport

#### National Planning Policy Framework

Section 4  
Section 12

### SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

### CONSULTATIONS

#### Publicity

Site Notice expiry date: 10/10/2024

Neighbour consultation period ends: 03/10/2024  
Press Advert: N/A

### **Public Comments**

None received

### **Town / Parish Comments – Charlesworth PC**

Charlesworth Parish Council resolved to make no comment

### **Environmental Health**

n/a

### **Derbyshire County Council Highways**

‘The proposed porch will have no highway impact, therefore, there are no highway authority objections to the application.’

### **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.”

Revised plans proposed to create a glazed porch, utilising the existing brick wall and roof to the front of no.12 Green Lane. Revised plans have removed upvc cladding from the proposed scheme which was not considered characteristic of the street scene. Green Lane has a number of existing porch, such as nos 14, 16 and 10. As such the proposed design is considered in keeping with the street scene and will not harm the character of the host dwelling.

Overall the revised proposal is considered to comply with 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 porch is not considered to be a habitable room, and as such will not cause any privacy concerns. Furthermore, the proposal will enclose an existing area, and will not create any overshadowing for neighbouring dwellings. Overall the revised proposal is considered to comply with EQ 6.

## **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.

The proposed scheme will not impact upon current off-street parking provision, nor will it create an increase in demand for parking at the application site. As such there are no highway safety concerns.

## **CONCLUSION / PLANNING BALANCE**

The revised 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: 4<sup>th</sup> November 2024**

X *J Colley*

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**