



Appeal Decision

Site visit made on 22 October 2024

by F Rafiq BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 November 2024

Appeal Ref: APP/H1033/W/24/3347092

Land adjacent to 63 Victoria Street, Glossop, Derbyshire SK13 8HZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Mr Wayne Howe against the decision of High Peak Borough Council.
 - The application Ref is HPK/2023/0319.
 - The development proposed is a new dwelling.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The appeal relates to an application for outline planning permission with all matters reserved. As such, I have treated the submitted plans as illustrative.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal site is a broadly rectangular shaped plot of land which is situated between two terrace rows off Victoria Street. The area is characterised by a close-knit built form, which comprises of terraced properties sited to the edge of the footway. The properties have a strong rhythmic form, that arises from similar proportions, fenestration and materials.
5. The submission only provides indicative details of the proposal, but given the layout of the appeal site, with its comparatively wide frontage but its limited depth, it would result in a dwelling which would be noticeably wider than properties in the neighbouring terraces. I note the actual site measurements provided by the appellant, but the proposed development would not fit comfortably in the plot, even if it was at a similar level to other houses, given the restricted depth of any future dwelling. Owing to the wider frontage, the likely differing fenestration detailing in terms of the arrangement of windows and door would contrast with the terraces to either side and in this regard, the proposal differs from a nearby referenced infill development. It would not be a visual improvement and the use of suitable materials, the incorporation of features such as chimneys and a matching roof pitch, would not outweigh the harm that I have identified.

6. I conclude that the proposal would have an unacceptable adverse effect on the character and appearance of the area. As such, it would conflict with Policies H 1 and EQ 6 of the High Peak Local Plan Adopted April 2016, which seeks, amongst other matters, for development to be well designed and to respect the character, identity and context of High Peak's townscapes. It would also be contrary to Paragraph 135 of the National Planning Policy Framework (Framework), which seeks development that is sympathetic to local character.

Other Matters

7. The appeal proposal would provide a dwelling that would contribute to local housing supply in an accessible location. This is a consideration which weighs in favour of the development, but it would not however outweigh the harm that I have identified to the character and appearance of the area.
8. The appeal proposal is said to be preferred over an alternative form of development including the use of the appeal site by builders or businesses. Whilst the site has an existing dropped kerb and wooden gate access, I do not have any information on the lawful use of the site and whether this represents a fallback position.
9. I note reference by the appellant to pre-application advice for a small dwelling to be submitted in outline with all matters reserved, but this appeal follows the Council's decision on the planning application, which I can confirm I have dealt with on its own merits.
10. There would be no harmful impact on neighbour's living conditions and future occupiers would also be provided with satisfactory living conditions. These are however neutral considerations and not matters which weigh in favour of the development.

Conclusion

11. I conclude that the proposal would not accord with the development plan as a whole, and there are no other considerations, including the Framework, that indicate that I should take a decision other than in accordance with this. I conclude that the appeal should be dismissed.

F Rafiq

INSPECTOR