

DELEGATED DECISION REPORT

HPK/2024/0024
Valid 07/03/2024

58 QUEEN STREET
GLOSSOP

REAR EXTENSION (PARTIAL
DOUBLE STOREY AND
PARTIAL SINGLE STOREY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

58 Queen Street is a mid-terraced property within the Glossop Built-up Area Boundary. The existing terrace is of stone and slate tile roof construction.

The rear of the dwelling has a small curtilage area, but also utilises a large field area to the rear as a domestic garden.

PROPOSAL

Planning permission is sought for a two storey rear extension. On the ground floor the extension will run the width of the rear elevation. The extension will extend 3.3M from the rear elevation and will act as a kitchen dinner.

The first floor element will be 3.5M in width and extend from the existing rear wall by 1.7M. The first floor element will have a dual pitched roof and gable end. This will provide an extension to the existing second bedroom.

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: 15/04/2024

Neighbour consultation period ends: 03/04/2024

Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

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 policies and supplementary planning guidance.

Design

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 proposed rear extension presents a similar appearance to the rear extension present at no. 60 Queen St (Approved HPK/2004/0652). The single pitched and dual pitched roofs are sympathetic to the host dwelling and because of the presence of the neighbours extension, will not be seen from the street scene.

Render is proposed for the rear extension. This is not seen in elsewhere in the street scene. As such this is considered unacceptable. Stone should be used to match the host dwelling. A condition is recommended to require this.

Overall and subject to the materials condition the proposed extension would complement the character of the host dwelling and would have no harmful effects on the street scene.

Amenity

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.

No. 56 Queen street:

No. 56 is located to the south of the application site with an east facing rear elevation. The first floor rear window of no.56 serves a bathroom, while the ground floor rear window and door serve a kitchen, neither of which are considered spaces in which vast amounts of time are spent. No. 56 is sited on a higher ground level than the application site. Therefore while the 45 degree angle is breached on the ground floor rear window and door of no.56 it benefits from its orientation as to not suffer any loss any light. Furthermore, as the window/door being overshadowed is a kitchen door and on a higher ground level than the application site the ground floor of no.56 will not be impacted by overbearing.

In regards to the bathroom window of no.56, the 45 degree is breached by 0.3M. the distance is considered to be minimal, and as no.56 benefits from a higher ground level and eastern orientation there will be minimal loss of light. As this window serves a bathroom there will be no overbearing impact upon this window. A second first floor rear window on no.56 serves a bedroom. This window is not breached by the 45 degree rule. As such the amenity of this bedroom window will not be impacted by the proposal.

No.60 Queen Street:

On the first floor the proposed rear extension will not breach the 45 degree line when drawn from the centre point of No 60 first floor rear window. This will not affect the amenity of this bedroom.

The proposed extension will come up to the boundary with no. 60 on the ground floor. This will breach the 45 degree of ground floor rear door. Previous planning application HPK/2004/0652 for no. 60 demonstrates that this rear door serves a dining room. Dining rooms are considered to be principal windows. As such the loss of light to such a window will have a negative impact upon the residential amenity of no.60. As the application site is located south of no.60 the loss of light will be significant. Furthermore as no. 60 is on a lower ground level to the application site there will be significant overshadowing of this dining room window. Due to the layout of the site, it is considered that this loss of amenity could not be overcome by revision or condition.

The proposed development therefore contradicts LP Policy EQ6 and the NPPF which requires a good standard of amenity in all new development.

Highway Safety

No off-street parking is available at the site. The proposed extension will not increase demand for parking on site. As such this is considered acceptable in terms of highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development will cause a negative impact upon the amenity of no.60 Queen Street. The proposed ground floor element will breach the 45 degree line of the dining room window of no.60. As the application site is located south of no.60 the loss will be significant. Due to the difference in ground level between the two adjoining properties, this breach will also cause an overbearing impact upon no. 60. It is considered that the harm to residential amenity could not be overcome by amendment to the proposal. As such the application is recommended for refusal, inline with LP Policy EQ6.

OFFICER RECOMMENDATION : Refusal

Case Officer: Rachel Robinson

Recommendation Date: 20th June 2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council