

DELEGATED DECISION REPORT

HPK/2024/0462
Valid 11/11/2024

12 PENNINE ROAD
SIMMONDLEY
GLOSSOP

PROPOSED SINGLE STOREY
EXTENSION TO FRONT
ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbouring Amenity

DESCRIPTION OF SITE

The application site is located within the village of Simmondley, approximately 1 mile from the centre of Glossop. The site comprises a detached property bound by No.14 to the east and No.10 to the west. A primary school is situated across the public highway and there are some commercial units to just to the south.

PROPOSAL

The application proposes a single storey front extension which will extend across the entirety of the front elevation, with a pitch roof and a small timber porch.

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: 19/12/2024
Neighbour consultation period ends: 05/12/2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Derbyshire County Council Highways

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

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.”*
- *9.5 states: “Porches are rarely a traditional feature on the front of terraced houses and their introduction requires considerable care because of the disturbance to the main elevation of the house and possible intrusion in the street scene. Porches can sometimes hide interesting door surrounds and are*

often unacceptable in conservation areas and on listed buildings. In most cases the simpler the porch, the better. Usually a gabled form is preferred, although a lean-to roof may be better on post war houses.”

More recent design guidance from the High Peak Design Guide (2018) para 5.9 states:

- *“Porches must be appropriate to the property and well-designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases and internal porch is the better solution.”*

The proposed extension will sit across the entirety of the front elevation and extend approx. 2.75m from the principal elevation of the house, replacing the existing flat roof kitchen. Whilst the depth of the extension is large for a front extension across the entire principal elevation, it will extend no further from the front elevation than the existing kitchen. Moreover, there are other similar designs along Pennine Road, with a pitch roof element extending beyond the principal elevation, including No. 20 (below) No. 55 & 57 (below) further examples of this can be seen along the adjacent Longmoor Road.



The proposed extension is single storey and would remain largely subservient to the main dwelling house. With regards to the roof plane, the change from a flat roof to a pitched roof is considered to represent a visual improvement.

There are varying degrees of design along Pennine Road, most of the houses have a first floor flat roof element or an adjoining single storey pitch roof garage to the front elevation, with other nearby properties having front porches including No.14, No.16 & No.18, as such it would not be considered the proposal would be out of context within the surrounding area or cause harm to the street scene.

Despite timber porches not being characteristic of the High Peak, more modern developments have added distinction to doorways by means of a timber porch. The porch represents a simple design and there would be no loss of legibility to the building, with the front door remaining the central feature. Moreover, the neighbouring no.14 and no.16 both feature external porches with a pitch roof. Given that the property carries little architectural merit, it cannot be considered reasonable to refuse the application on this basis.

The proposed materials are a white rendered finish and a new facing brickwork plinth to match existing. Whilst it is noted there is white cladding on the first floor of the existing dwelling, considering Pennine Road is characterised by mostly brick properties, with render and/or cladding the minority material and found at first floor level only. It is considered excessive to render the entire principal elevation and side elevations of the extension, being at odds with the predominant use of brick found elsewhere in the street scene. Accordingly it would result in harm to the character and appearance of the host dwelling and the wider street scene. Therefore, the application shall be conditioned to ensure the materials match the facing brickwork of the existing dwelling house.

Accordingly, the siting, design and scale are considered appropriate and accord with the requirements of policies S 1 and EQ 6, the Residential Design Guide 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 are no concerns regarding overshadowing or loss of light as a result of the proposal. The proposed extension is single storey and the proposed ground floor windows face on to a public high way, opposite which is a Primary School. A window is proposed in the side elevation, to serve the en-suite, this is proposed to be obscure glazing as per the Residential Design Guide. As such there are not concerns regarding loss of privacy to any neighbouring properties.

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 not lead to an increase in bedrooms at the application site, therefore will not increase demand for off-street parking. Furthermore, there will still be parking provision for two spaces at the application site, as such 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, subject to a condition concerning materials, and amenity and will not result in any adverse amenity impacts. It 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 with conditions

Case Officer: Jennifer Robb

Recommendation Date: 06/01/2025

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council