

DELEGATED DECISION REPORT

HPK/2024/0469
Valid 14/11/2024

24 THORPE STREET
GLOSSOP

INSTALLATION OF STEP LIFT
TO FRONT GARDEN

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the Conservation Area
- Design
- Neighbouring amenity

DESCRIPTION OF SITE

The application site relates to an end terrace house a corner plot, located within Old Glossop Conservation Area. This stretch is characterised by terraced properties built from local gritstone and boundary walls that define the streetscape.

PROPOSAL

The application proposes the installation of a step lift to the front garden, this would comprise of creating an opening in the stone boundary wall to allow direct access to the lift and the lift is designed to remain at pavement level when not in use.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places
Chapter 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2002/0141 - One Storey Rear Extension Containing Kitchen And Bathroom
(Approved 05/04/2002)

HPK/2006/0644 - Garden Alterations And Associated Works (Approved 17/10/2006)

CONSULTATIONS

Publicity

Site Notice expiry date: 20/12/2024

Neighbour consultation period ends: 10/12/2024

Press Advert: 28/11/2024

Public Comments

1x public comment in support:

- “enable a young disabled lady to return to the family home after an extremely lengthy time in hospital. This lady is a member of the local community and deserves to return to it. I do not believe that the proposed works will distract from the look of the locality, but will show the inclusivity of the local area”.

Town / Parish Comments

N/A

Conservation Officer

Objection:

24 Thorpe Street is located on a prominent corner plot within the Old Glossop Conservation Area. The proposed lift offers a modern appearance which is not characteristic of the conservation area. The proposal also erodes the stone boundary wall. The Old Glossop Character Appraisal notes ‘stone boundary walls are a significant unifying townscape element throughout the conservation area and the wider landscape’. The loss of this a portion of this front boundary wall, and the introduction of the proposed lift, amounts to less than substantial harm to the conservation area.

Derbyshire County Council Highways

No objection.

The application includes the extension to the existing pedestrian dropped crossing fronting the application site to allow easier access to the lift within the site. This will require authorisation from DCC under S184 of the Highways Act 1980.

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 market town with good access to services and facilities. Therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations and compliance with heritage policies.

Design & Impact on Conservation Area

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.

Section 16 Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Section 16 para 215 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

LP Policy EQ 6 states that all development should be well designed, of a high quality and responds positively to the areas character, history and scale.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

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 site lies within Old Glossop Conservation Area, the character and appearance of this part of the Conservation Area is characterised by mid-19th century terraces, with this specific row of properties fronted by a natural stone boundary wall.

The proposal will involve removing the existing area of planting and concrete landing to the front of the dwelling to level the area which is to be finished with stone flags to match existing. A modest opening to the front boundary wall would be required and a new return wall constructed to form a cutting in the front garden area for the lift to rise and fall. The proposed materials are stone to match the existing, a glazed gate to the lift and mild steel tubular guardrail, finished in the colour black.

The application site is located on visible corner plot, the proposed step lift is to the front of the property so would be directly visible from the Thorpe Street. It has been noted by officers the stone boundary wall forms part of the character of the original dwelling house and wider conservation area and the introduction of a modern step lift would not be in keeping with the character of the dwelling or the street scene. An objection has been raised by the Conservation Officer, stating the proposal would result in less than substantial harm to the conservation area. As such this harm should be weighed against the public benefits of the proposal.

Notwithstanding this, the application is supported by a Medical Assessment and the step lift will be providing an essential facility for its residents, by enabling an occupant with complex health needs to return home and safely and reside in the property.

Moreover it is clear the works represent the only feasible option for safe access, a ramp would be unworkable due to the height difference from the front door to the public highway, the agent has confirmed the rear was considered as a means of access but would have required a series of lifts which would not be achievable. As such, although the design and siting of the proposal would cause harm to the conservation area, there are identified public benefits which outweigh this harm.

The nature of the proposal is reversible and as highlighted in the Design and Access Statement, the stone removed for the wall opening will be retained for future restoration. In order to mitigate the harm caused to the conservation area, a condition shall be imposed to ensure upon sale or change of ownership of the property, the step lift shall be removed and the front garden and retaining stone wall shall be restored to its original state.

Accordingly, the siting, scale and proposed materials are considered to cause harm to the visual character and appearance of the conservation area. However this is outweighed by the public benefits associated with the development, to meet the specific needs of the occupant.

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 step lift is very modest in size and when lowered and not in use will remain flush with the pavement level. When the lift is in use, amenity impacts are considered no greater than existing when entering and leaving the property. There are no concerns regarding overshadowing, loss of light or loss of privacy to any neighbouring properties.

Therefore, the application is considered to be compliant with Local Plan Policy EQ 6, the Residential Design Guide SPD, and the NPPF, with regards to impact on neighbouring residential amenity.

Highway Safety

The proposal 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.

The application includes the extension to the existing pedestrian dropped crossing fronting the application site to allow easier access to the lift within the site, this will require authorisation from the Highways Authority and an informative will be imposed as requested by Derbyshire County Council.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks consent for a step lift to the front of the dwelling house, within the built up boundary area, situated within a conservation area. An assessment of the application has found that the development harms the character and appearance of the conservation area, amounting to less than substantial harm. However, this harm would be outweighed by the public benefits associated with the proposals. The proposal is however considered to be reversible and a condition will be imposed to secure future details. Moreover, the development would not result in any adverse harm to residential amenity. The development is therefore not in accordance with Policy EQ7 of the Local Plan but does accord with the other relevant policies. Therefore, the application is recommended for approval.

It is therefore concluded that the proposal constitutes a sustainable form of development and in line with Policy S1a of the Local Plan and paragraph 11 of the NPPF is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Jennifer Robb

Recommendation Date: 09/01/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

