

## DELEGATED DECISION REPORT

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HPK/2024/0472  
Valid 27/11/2024

13 HIGHVIEW  
SIMMONDLEY  
GLOSSOP

PROPOSED LOFT  
CONVERSION WITH DORMER  
TO THE REAR

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Highway and parking considerations

### DESCRIPTION OF SITE

The application site refers to a detached bungalow located on Highview within the established residential area of Simmondley and falls within the defined built up area boundary of Glossop. The site as existing comprises a part rendered and part brick finish and also benefits from a circular conservatory side/rear extension.

### PROPOSAL

This application seeks planning permission for a flat roof loft conversion and rear dormer to the rear elevation and three skylights to the front roof profile. The proposed dormer extension would measure approximately 7.5m in width, 2m in height and would have a depth of 3.5m.

### 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  
CF6 Accessibility and transport

#### Supplementary Planning Documents

Residential Design Guide SPD (2005)  
Design Guide SPD (2018)

## **National Planning Policy Framework**

Chapter 2 - Achieving Sustainable Development

Chapter 12 - Achieving Well Designed Places

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/0001/9304: Proposed Erection of a Garage (Approved subject to conditions)

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 13/01/2025

Neighbour consultation period ends: 01/01/2025

Press Advert: N/A

### **Public Comments**

No comments received.

### **Town / Parish Comments**

N/A

### **Derbyshire County Council Highways (No Objection)**

It was noted that three vehicles can park onsite, there appears to be no material impact on the public highway and therefore the Local Highway Authority have no further comments to make.

## **OFFICER COMMENTS**

### **Principle of Development**

The application seeks full planning permission for rear dormer to an existing residential property that lies within the built up area boundary for Glossop, which is identified as a Market Town under the High Peak Local Plan (2016). The site is not constrained by any sensitive statutory designations and given the nature of the proposed development is deemed to be acceptable in principle subject to an assessment of material considerations such as design, residential amenity and parking matters which are discussed in greater detail below.

### **Design**

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's

townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials. Paragraph 9.4.2 of the Residential Design Guide 2005 provides detailed advice regarding dormers and states that they “should be kept as small and as simple as possible”.

The proposals would be of a classic flat roofed rear dormer appearance with tiles to match that of the existing dwelling. The proposed rear dormer would not be visible within the street scene and is therefore judged to have no detrimental impact upon the character of the surrounding area. The proposed skylights to the front elevation roof profile are a modest alteration which is not uncommon in residential areas such as in this instance and are therefore considered appropriate.

The dormer extension would cover approximately two thirds of the existing rear roof slope and be subservient to the existing dwelling. It would not have an unacceptable impact upon the character of the existing building.

It is important to note that alterations such as those proposed in this instance are afforded permitted development rights where those rights have not been removed. Class B of Part 1, Schedule 2 of the General Permitted Development Order identifies that detached properties can extend the roof space by up to 50m<sup>3</sup>. The proposed dormer extension in this instance would create an additional 26.25m<sup>3</sup> of roof space and therefore would likely fall within the requirements of Permitted Development. This therefore carries substantial weight in the assessment of this application.

With regards to the above it is considered that the proposed development would be of an appropriate design and would not have any detrimental impact upon visual amenity or the character of the existing dwelling in accordance with Local Plan Policy EQ6, Supplementary Planning Documents and the NPPF.

## **Amenity**

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things the relationship between existing and proposed development, the positioning of windows, and the change in land levels. A distance of 21m between windows is expected to be achieved to protect the privacy of neighbouring properties.

The proposed extension would not enlarge the footprint of the existing dwelling and therefore the 45 degree rule does not apply in this instance. As a result the development would not have any adverse impacts upon overshadowing or be overbearing in their nature with regard to the neighbouring properties of no.11 and no.15 Highview. Due to their positioning the proposed skylights and a distance of 26m, are not judged to have any harmful impacts upon overlooking or privacy with regards to the neighbouring property of no.22 Highview.

The proposals would create an additional outlook to the rear. The nearest property to the rear of the application site is located 39m to the east at 17 The Oaks. Given the interface distances it is deemed that the proposed dormer extension would not have any detrimental impact upon residential amenity with regard to overlooking or a loss of privacy.

As with above, the proposed works would likely fall under the requirements of Permitted Development Class B of Schedule 2, which carries substantial weight in the assessment of this application.

Consequently, the proposed works are not judged to have any unacceptable impacts upon residential amenity in accordance with Local Plan Policy EQ6, Supplementary Planning Documents and the NPPF.

### **Highway Considerations**

The proposals would create an additional bedroom which will increase the number of bedrooms to 4. The High Peak Parking Standards are outlined in Appendix 1 of the adopted Local Plan. Highways have confirmed that they have no objections to the proposals. It is judged that the site can accommodate three off street parking spaces.

Therefore the proposals would comply with the established parking standards and would not result in any detrimental impacts with regards to highway safety and residential amenity in accordance with Local Plan Policies EQ 6 and CF 6 of the adopted Local Plan (2016).

### **CONCLUSION / PLANNING BALANCE**

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore the application is recommended for approval subject to conditions.

**OFFICER RECOMMENDATION :    Approve**

**Case Officer: Stuart Talbot**

**Recommendation Date: 20/01/2025**

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**