

DELEGATED DECISION REPORT

HPK/2024/0498
Valid 11/12/2024

29 HIGHER BARN ROAD
HADFIELD
GLOSSOP

SINGLE STOREY REAR
EXTENSION AND PORCH
CANOPY TO FRONT
ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbouring Amenity

DESCRIPTION OF SITE

The application site comprises a two-storey detached property, with an attached flat roofed garage, a driveway to the front and garden to the rear. The site is bound by no.27 to the West, and no's 1&2 Plam Court to the east. The site shares its rear boundary with No.16 Barleycroft some 18m to the north of the dwelling house.

PROPOSAL

The application proposes a single storey rear extension with a flat roof to host a roof lantern, and porch canopy to the front elevation. The proposed extension is to create a utility room and increase the size of the kitchen.

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

Supplementary Planning Documents

High Peak Residential Design Guide SPD
High Peak Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 04/02/2025

Neighbour consultation period ends:06/01/2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

No objection.

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 an internal porch is the better solution.”*

The application proposes a single storey rear extension, extending approx. 3.4m from the rear elevation of the existing garage, to adjoin the existing rear elevation of the main dwelling, to allow for a utility room and larger kitchen. The extension is proposed with a flat roof in order to host a roof lantern.

Although the Residential Design Guide states that flat roofs are not acceptable, given the existing flat roofed attached garage, it is considered that the proposal would not be out of character with the existing dwelling house. It is noted a flat roof is necessary to host the roof lantern and due to the rear location of the extension, sat behind the existing garage, views from the street scene will be minimal.

Due to the nature of the roof lantern, it will sit slightly higher than the existing garage. When approaching the property from the west to exit Higher Barn Road, views of the roof lantern will be screened by the neighbouring property no. 27. As such, glimpses of the roof lantern element will only be visible from the street scene when stood directly in front of the property. Sights of glazing such as this are not uncommon in the High Peak street scene and the application could not be refused on this basis.

The proposal also includes the introduction of a porch canopy to the front door. 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 proposed porch canopy represents a simple design and there would be no loss of legibility to the building, with the front door remaining the central feature.

Whilst timber porches specifically are not seen along Higher Barn Road, front extensions with porches are a common feature and form part of the original dwelling house on several of the surrounding properties including the neighbouring no's. 27 & 25, front canopy's can be seen at other properties including no.2, no.22 and no. 23. Therefore, it is considered this element would not look out of context within the street scene along Higher Barn Road and would represent a subtle addition.

The proposed materials are coursed brick to match the existing dwelling house and single ply membrane to the flat roof which will host the roof lantern.

Accordingly, the siting, design and scale are considered appropriate and accord with the requirements of policies S1 and EQ6, the Residential Design Guide SPD 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 issues regarding overshadowing to any neighbouring properties, the proposed rear extension infills the existing gap between the garage and rear elevation of the main dwelling.

The extension does however, extend slightly beyond the rear elevation of no.27 Higher Barn Rd. The 45 degree rule has been assessed, from the central point of no.27 closest fenestration in the rear elevation. It has been established that the proposal would not breach the 45 degree angle, there is also a reasonable distance of just under 3m between these two properties. There are no concerns regarding overshadowing.

No.27 has a ground floor side window and door to the east elevation, the window already outlooks onto the existing garage. The side door will outlook onto a brick wall as oppose to the current garden area, however, the door only has a small obscure glazed window and is used as a means of access only to and from their kitchen, which has two large windows to the north elevation outlooking onto their own garden space. Therefore, there are no concerns regarding loss of sunlight to this neighbouring property.

There are no windows proposed to the side elevation of the extension, there would be no loss of privacy to no.27. There is approx. 10m between the proposed rear window and the boundary with the rear garden of No.16 Barleycroft, the glazing proposed to the rear elevation of the extension will outlook on to the garden of the application site, which is heavily bounded by high level mature hedgerow which provides sufficient screening to prevent overlooking into the rear garden of no.16 Barleycroft.

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, 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 CF6.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts and is of acceptable design and 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

Case Officer: Jennifer Robb

Recommendation Date: 30/01/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council