

DELEGATED DECISION REPORT

HPK/2024/0499
Valid 10/12/2024

60 VICTORIA STREET
GLOSSOP

CHANGE OF USE CLASS E TO
RESIDENTIAL AND CHANGE
OF FENESTRATION TO
FRONT LEVEL 0 WINDOWS

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design, character and appearance
- Impact upon the setting of a heritage asset
- Residential amenity

DESCRIPTION OF SITE

The application site refers to a former hot food takeaway known as Glossop Spice located on Victoria Street within the established settlement boundary of Glossop but outside the Glossop Town Centre. The building itself comprises a hot food takeaway unit to the ground floor and a residential flat to the first floor above. The application site lies directly opposite the Grade II Listed structure, Railing and Gate Piers affiliated with the former Church Sunday School now in use as Residential Flats. The wider surrounding area is predominantly residential in its nature, however there are some isolated commercial uses within the vicinity.

PROPOSAL

This application seeks a change of use from a Class E hot food takeaway to C3 Residential and a change of fenestration to the front elevation windows. The proposals would alter the existing ground floor use and combine with the upstairs residential flat to create one residential dwelling. The external changes involve replacing the two existing ground floor windows with new uPVC units which more typically reflect a residential dwelling. The fenestration would include lintels and cills as per existing residential properties on Victoria Street.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles

S 1a Presumption in Favour of Sustainable Development

H 1 Location of Housing Development
H 3 New Housing Development
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 1 Retail and Town Centre
CF 6 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 5 – Delivering a Sufficient Supply of Homes
Chapter 12 - Achieving Well Designed and Beautiful Places
Chapter 16 – Conserving and Enhancing the Historic Environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2024/0019: Prior notification for the change of use from a hot food takeaway to
1 no. residential dwelling
Decision: Prior Approval Granted (01/08/2024)

HPK/0002/7074: Shop sign in acrylic
Decision: Approved subject to conditions (16/09/1988)

CONSULTATIONS

Publicity

Site Notice expiry date: 31/01/2025
Neighbour consultation period ends: 06/01/2025
Press Advert: 16/12/2025

Public Comments

No comments received.

Town / Parish Comments

N/A.

Environmental Health

No comments received.

Derbyshire County Council Highways: (No Objection – Recommends Informative)

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion as there are no justifiable grounds on which an objection could be maintained and recommend an Informative Note.

OFFICER COMMENTS

Principle of Development

The application seeks planning permission for a change of use from a Class E hot food takeaway to a Class C3 residential dwellinghouse. The site lies within the defined settlement boundary of Glossop but lies outwith the designated Town Centre area. Therefore, although the development would involve the loss of an existing hot food takeaway, as the site lies outside the Town Centre, there are no policy requirements to assess its loss on the vitality of the Town Centre. Additionally, the existing hot food takeaway is currently vacant and therefore the proposed development would not only add to the existing housing stock of Glossop in a highly sustainable area, but would also bring back the vacant building into use in accordance with Policy H 1 which supports the effective reuse of land by *“encouraging housing development including the change of use of existing buildings to housing on all sites suitable for that purpose”*.

Therefore, the principle of the proposed development is deemed to be acceptable subject to compliance with relevant local planning policies regarding design, impact upon the setting of a listed building, residential amenity and highways.

Design and Heritage

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.

The proposed window alterations are judged to be modest and would help the building become more in keeping with the adjacent residential uses. The site currently comprises a vacant hot food takeaway premises and therefore the proposal to bring the building back into use is considered to enhance the vitality and appearance of the street scene and would not result in the loss of any character of the existing building.

The application site lies directly opposite the Grade II Listed structure, Railing and Gate Piers affiliated with the former Church Sunday School. LP Policy EQ7 requires proposals that affect a heritage asset and / or its setting to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.

The development proposes minor and minimal external alterations, reducing the size of the fenestration and glazing, incorporating a design more typically found on adjacent residential dwellings and would be in keeping with the properties in the vicinity. As such it is considered that the changes would not have any detrimental impact upon the setting of the heritage asset in accordance with local planning policy.

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 building or the surrounding area in accordance with Local Plan Policy EQ6, EQ7, Supplementary Planning Documents and the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects 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.

Policy H3 of the Local Plan requires new development to provide a housing mix to meet the needs of a range of household types, taking into account the surrounding character of the area. New dwellings should provide adequate internal spaces for the intended number of occupants and commensurate with the Nationally Described Space Standards. The surrounding character of the area comprises terraced houses and commercial units. The surrounding terraced buildings are set back from the highway but do not comprise driveways and have small rear yards and/or gardens.

To the rear of the application site is a small garden area which would remain. Although a small amenity area, it nonetheless provides some limited outdoor space for future occupants.

The proposal seeks to bring the existing hot food takeaway use and first floor flat into one residential unit. As such the first floor flat as existing already comprises the necessary requirements and facilities of a residential unit. The proposals would convert the existing ground floor storage, kitchen and shop front areas to create separate kitchen, living room and dining areas as well as a downstairs W/C. As a result the proposals would comply with optional requirement M4 (2) of Part M of Building Regulations. Amended plans have been submitted to move the third bedroom to level two and alter the second bedroom to be a single bedroom only in order to meet the requirements of Nationally Described Space Standards (NDSS). Therefore the proposals would not provide future occupiers with appropriate residential amenity standards in line with the High Peak Local Plan and national policy in the National Planning Policy Framework (NPPF)

The proposed changes to the fenestration would result in smaller glazing panels than the current arrangement, consequently the proposed development is not considered to have any detrimental impact upon residential amenity.

Consequently, the proposed works are not judged to have any unacceptable impacts upon residential amenity in accordance with Local Plan Policy H3, EQ6, Supplementary Planning Documents and the NPPF.

Highway Safety

The application site as with the majority of the surrounding terraced dwellings does not have any off-street parking provision and the proposals would not create any such provision. However, the site does lie within a highly sustainable location within easy reach of public transport and local services and facilities. Furthermore, the proposals do include a designated area for cycle storage which aligns with local plan policy CF6 in encouraging sustainable transport solutions. Derbyshire CC Highways have not objected to the proposed development, and as such it is judged that the lack of off-street parking is not a significant constraint in this instance. Therefore, the proposals would not result in any harm to highway safety and comply with local plan policy CF 6 of the adopted local plan.

CONCLUSION / PLANNING BALANCE

With regard to the above, the development has been assessed to comply with the relevant local plan policies, are acceptable in principle and would not have any adverse impacts upon amenity, nearby heritage assets or highway safety. The application is recommended for approval.

OFFICER RECOMMENDATION : **Approve subject to conditions**

Case Officer: Stuart Talbot

Recommendation Date: 05/02/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council