

DELEGATED DECISION REPORT

HPK/2024/0492 Valid 13/12/2024	8 SIMMONDLEY NEW ROAD SIMMONDLEY GLOSSOP	PROPOSED SINGLE STOREY SIDE EXTENSION TO REPLACE CONSERVATORY (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Design
- Neighbouring residential amenity

DESCRIPTION OF SITE

The application site is located within the village of Simmondley, approximately 1 mile from the centre of Glossop, the houses along Simmondley New Road generally consist of larger detached and semi-detached properties.

The application site relates to a large detached property located on a corner plot on the east end of Simmondley New Road. The front elevation of the property outlooks on to Pennine Road to the east and the large driveway is accessed off Simmondley New Road to the South. The property has an adjoining conservatory to the north elevation which opens out onto a small garden space.

PROPOSAL

The application proposes demolishing the existing conservatory adjoining the side elevation of the dwellinghouse and replacing this with the construction of a single storey side extension. The existing brick base of the conservatory will be continued upwards to create a side extension with an eaves height of 2.4m and a ridge height of just under 3.2m

The side extension is proposed to have a dual pitched roof, with the insertion of two roof lights.

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

HPK/0001/9479 - For Proposed Entrance Porch For Existing Bungalow. Approved

HPK/0002/9646 - Single Storey Kitchen And Sitting Room Extension. Approved

HPK/0003/4661 - One Split-level Bungalow And Garage. Approved 23/07/95

HPK/2004/0227 – Renewal Of Application No. 039797 For Outline Consent For One Split Level Bungalow And Garage. Approved 24/05/2004.

HPK/2006/0111 – Erection of one split level bungalow. Approved 07/04//2006

HPK/2008/0204 – Side conservatory. Approved 27/05/2008.

CONSULTATIONS

Publicity

Site Notice expiry date: 04/02/2025

Neighbour consultation period ends:09/12/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

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 moderately 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.”

The application proposes the replacement of the existing conservatory with a single storey side extension with a pitched roof, which extends 3.95m from the side elevation of the main dwelling house. The proposal remains largely subordinate to the host dwelling by way of its single storey nature.

The extension would be highly visible from Pennine Road, though no more than the existing conservatory. It is inevitable there will be a visual change from the current conservatory, however, the proposed materials are coursed stone and concrete tiles to match the main dwelling. As such the extension is considered to be a very sympathetic addition to the dwelling, and officers consider this would represent a visual improvement within the street scene compared to the existing conservatory.

Accordingly, no harm would be caused to the character of the dwelling house or to the street scene, and the siting, scale and proposed materials are considered appropriate and accord with 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.

The application site sits on a corner plot between Simmondley New Road and Pennine Road, due to the single storey nature of the extension and the side location, there will be no overshadowing or loss of light to any neighbouring properties as a result of the proposal.

The neighbouring no. 10 Simmondley New Road sits some 15m West of the proposed extension. The development would result in a reduction in glazing, and the window proposed to the west elevation will outlook onto the existing stone boundary wall. Moreover, due to the change in ground level along Simmondley New Road, this neighbouring property sits significantly higher than the subject property, as such there are no concerns regarding overlooking or loss of privacy to this neighbour.

The window to front elevation of the extension outlooks onto Pennine Road, with just over 21m to no.79 Pennine Road opposite, in line with the Council's privacy standards, and again, the reduction in glazing will improve privacy in comparison to existing.

There are no concerns regarding the neighbour to the rear, which sits approx. 23m north-west of no.12. The site is heavily bound by mature trees along this adjoining boundary.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with requirements of policies S1 and EQ6, the Residential Design Guide SPD and the NPPF.

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 CF 6.

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: 07/02/2025

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Signed by: Ben Haywood

On behalf of High Peak Borough Council