

DELEGATED DECISION REPORT

HPK/2025/0010
Valid 20/01/2025

22 HATHERSAGE DRIVE
GLOSSOP

PROPOSED SINGLE STOREY
REAR EXTENSION AND
PARTIAL GARAGE
CONVERSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site relates to a detached property at the northern end of Hathersage Drive. The dwelling is situated within a large residential estate within the development boundary of Glossop. The site currently features an attached garage with a driveway to the front. A private garden area extends to the rear.

Permitted development rights have been removed.

PROPOSAL

The application proposes a partial garage conversion to incorporate a W/C, and a single storey rear extension, which is to extend from the rear of the existing garage and sit flush with the rear elevation of the main dwelling house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement hierarchy
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

Residential Design 2005 SPD
Design Guide 2018 SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/6816 – Residential development. Approved 07/10/1983
HPK/0003/6570 – Conservatory. Withdrawn

CONSULTATIONS

Publicity

Site Notice expiry date: 04/03/2025
Neighbour consultation period ends: 13/02/2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

No highway objections

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, an area which will be the focus for housing, employment and service growth. 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 Design Guide (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.”*

chapter 9.4.1 states that:

- *“Appropriate extensions to the roofline can be made by extending the main roof to the side (a ‘catslide’ roof) or by creating a secondary gabled roof at right angles. In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.”*

The proposed extension is single storey and will extend from the rear elevation of the garage approx. 3.6m and will sit flush with the rear elevation of the existing dwelling house. The proposal is very modest in size and remains largely subservient to the host property.

The extension is proposed to have a flat roof, with a large roof light. Notwithstanding the fact that the Residential Design SPD states flat roofs should be avoided, due to the rear location it would not be visible from any public vantage points. As such, no harm would be caused to the street scene and in this instance the flat roof is considered to be acceptable.

The proposed materials are coursed brick to match the existing dwelling and a rubber membrane for the flat roof.

Accordingly, the siting, scale and proposed materials 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 habitable windows to provide an acceptable level of amenity.

The application site shares a boundary with no.24 Hathersage Drive to the south, and no's. 1, 3 & 5 Winnats Close to the north. As the extension adjoins the north elevation of the property, there are no amenity concerns regarding no.24 to the south.

The proposed extension is single storey, and will sit in line with the rear elevation of the existing property, therefore, there are no concerns regarding overshadowing or loss of light to any neighbouring properties

A window is proposed to the rear elevation of the extension which outlooks onto the rear garden. Due to existing boundary treatment, comprising close boarded fencing and a partial hedge, it is considered there would be no adverse overlooking into the garden area of no.5 Winnats Close. Moreover, the impact of this window will be no greater than when using the existing patio area at the application site.

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. However it is proposed to convert part of the existing garage, resulting a substandard sized garage. The submitted plans show three off road parking spaces, which will involve extending the existing driveway. As such, three off road parking would be provided which would comply with the Councils parking guidance contained at Appendix 1 of the Local Plan. Overall, there are no highway safety concerns.

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: 14/03/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

