

DELEGATED DECISION REPORT

HPK/2025/0004
Valid 21/01/2025

1 PARTINGTON PARK
GLOSSOP

DEMOLITION OF EXISTING
CAR PORT AND
OUTBUILDING. EXTENSION
TO GARAGE TO CREATE
ADDITIONAL
ACCOMMODATION
INCLUDING RAISING THE
EAVES AND RIDGE OF THE
GARAGE TO ALLOW FOR
LOFT LEVEL USE.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Impact on setting of Conservation Area
- Amenity

DESCRIPTION OF SITE

The application site relates to a large detached property, with a driveway and garage to the front of the dwelling, an existing carport to the east and a large rear garden. The dwelling forms one of five residential units in the former Partington Care home located on North Road, Glossop. The site lies approximately 1000 metres to the north of Glossop Town Centre. It lies to the west of North Road which is the road that connects Glossop with Padfield and Tintwistle. The dwelling sits adjacent to Howard Park Conservation Area and Partington Villas, a non-designated heritage asset.

The site forms part of a small modern housing development consisting of 5 dwellings approved and constructed at the end of the 20thC. The development is located outside of the conservation area, within the grounds of the former Partington Hospital. Partington Hospital was built as a convalescent home in 1907. Due to the former hospital's contribution to local history it forms a non-designated heritage asset located within the CA.

PROPOSAL

The application proposes to demolish the existing carport and outbuilding, raising the ridge height of the existing garage to allow for loft level use, and extending the garage to the to create additional accommodation. The proposed extension would extend 4m from the east elevation of the garage. Revised plans have been received following initial design concerns.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places
Chapter 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/8882 – Erection of two dwellings. Approved 15/02/1990

HPK/0003/1830 - Caravan Hardstanding And General Storage Shed. Refused
26/08/1992.

HPK/0003/2064 - Caravan Hardstanding And General Storage Shed. Approved
17/11/1992.

HPK/0002/6653 – Erection of three dwellings. Approved. 23/11/1998

CONSULTATIONS

Publicity

Site Notice expiry date: 04/03/2025
Neighbour consultation period ends: 21/02/2025
Press Advert: 13/02/2025

Public Comments

None

Town / Parish Comments

N/A

Conservation Officer

The proposal includes the removal of an existing carport structure. The existing carport presents an unusually and unsightly structure, as such its removal is welcomed.

The proposed extension proposes to raise the ridge height above that of the existing garage. This creates a step in the ridge height, presenting a convoluted roof scape when viewing the principle elevation.

To the rear the proposed extension demonstrates a disregard for the fenestration pattern of the host dwelling, and surrounding area. 1 Partington Park presents a consistent fenestration pattern, with all windows and doors demonstrating a vertical emphasis. All windows and doors have decorative sill and lintel details (sills to the upper floor windows, with lintels above the ground floor windows).

In contrast the proposed extension shows a rear and side (north-east) elevation with large sections of glazing with a distinctively horizontal emphasis. The proposed fenestrations also fail to pick up the decorative sill/lintel details of the host dwelling. This creates an extension which appears foreign to the host dwelling.

The proposed works present a form which fails to pick up on the design characteristic of the host dwelling. The proposed extension will harm the character of the host dwelling. Furthermore the proposal will harm the setting of the adjacent non-designated heritage asset (Partington Villas). The setting of Partington Villas has been previously compromised by the residential development, however the non-designated heritage asset should be protected from further harm. In conclusion the proposed extension will cause less than substantial harm to the non-designated heritage asset and wider Howard Park Conservation Area.

Derbyshire County Council Highways

Derbyshire County Council, the Highway Authority (HA) acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, note that the access to the existing car port contains a dropped crossing, so the HA require this to be reinstated as (if application HPK/2025/0004 is approved) it no longer serves its intended purpose and although the HA offer no objections, the construction of the works may lead to disruption in the area which will affect a number of existing dwellings, so a Construction Management Plan (CMP) will therefore be an essential element and secured by Condition, so on this basis the Highway Authority would recommend the Conditions and Informative Notes.

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 & impact on Conservation Area

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.

Policy EQ7 of the Local Plan states that the council will conserve heritage assets in a manner appropriate to their significance.

The Adopted Residential Design Guide (SPD) (2005) chapter 9 states that:

- *Para 9.0 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.*
- *Para 9.4 Extensions and other works should seek to match the prevailing angle of the original roof, to maintain the proportion of the house.*
- *9.4.1 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 High Peak Design Guide SPD (2018) states:

- *Para 5.5 all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building*

The site lies adjacent to Howard Park Conservation Area, and the non-designated heritage asset of Partington Villas. The former hospital is now in residential use forming 5 apartments known as Partington Villas.

The application proposes an extension to the east elevation of the existing garage, to create extra living accommodation consisting of a lobby, bathroom and utility to the ground floor and bedroom to the first floor, with the garage element to remain in use. The carport is to be demolished which will be a welcomed improvement.

Throughout the consultation period amended plans were sought, due to concerns over the ridge height of the proposed extension sitting above that of the garage creating a contrived appearance when viewing the principal elevation, as highlighted by the conservation officer. Officers also requested the flat roof element to be omitted and amendments to the proposed fenestration to match that of the host dwelling.

The agent agreed to the requested amendments with the exception of the flat roof, stating this element is necessary to allow for the creation of the bedroom to the first floor. The introduction of a pitched roof to the side elevation on the amended plans screens any views of this element from the street scene. As per the Residential Design Guide SPD, flat roofs should be avoided and this element of the proposal represents poor design, notwithstanding this due to the lack of visibility from any public vantage points, on balance it is acceptable.

The revised plans show the general roof form of the garage simplified by removing the small triangular gable that was previously shown at the existing garage roof abutment, which follows the roof form of the existing dwelling, resulting in a more sympathetic addition when viewing the principal elevation.

The proposal will be visible from Partington Park Road, as well as glimpses from North Road, which are more intermittent due to soft landscaping towards the east of the site. Whilst the proposal represents a large extension to the garage, it still remains subordinate to the main dwelling house. The proposed materials are stone and grey concrete tiles to match existing, with the timber cladding initially proposed removed, remaining sympathetic to the dwelling and surrounding properties, avoiding harm to the street scene and setting of the Conservation Area.

The Conservation Officer raised concerns over the proposed fenestration which boasted a horizontal emphasis unsympathetic to the main dwelling. Generally in High Peak, windows with a vertical emphasis are preferred, the amended plans reflect this, with the proposed fenestration now matching that of the host dwelling.

Notwithstanding the objection from the Conservation Officer, amended plans have since been negotiated and it is considered that the proposal would not cause harm to the setting of the Conservation Area or the non-designated heritage asset of Partington Villas.

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.

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 shares a boundary with no.2 The Oaks Partington Park to the west and no.85 Sunny Bank North Road to the south and Partington Villas sits across the highway to the north. As the garage sits to the north east of the dwelling, there are no concerns regarding overshadowing or loss of light to any neighbouring properties.

There is a distance of just over 21m between the proposed rear fenestration and adjoining boundary no.85 to the south, in line with the Council's privacy standards, therefore, there are no concerns regarding overlooking into habitable windows or the garden space of this neighbour.

Given that no.2 sits to the west of the dwelling, there are no concerns regarding loss of privacy to this property.

Therefore, the application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to impact on neighbouring residential amenity.

Highway Safety

The application site has provision for four parking spaces, in line with the Council's parking standards. Therefore, it is considered 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.

The Highway Authority, have requested a condition shall be imposed to ensure the dropped crossing that serves the carport is reinstated as it no longer serving its intended purpose. The LPA do not deem this necessary. The car port will be removed in its entirety and the extension located in its position, therefore there will be no requirement for any vehicles access the site at this point.

Other Matters

The plans show that the extension will accommodate a utility room, bathroom and bedroom, with a separate access into the garage/extension are. It is considered that a condition should be imposed restricting its use to solely in connection with the host

dwelling. The site and surrounding area is characterised by large detached houses, set in spacious plots. If the extension were to be occupied as an independent unit this would undermine the character of the area.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks consent for an increase in the ridge height to the garage and garage extension. An assessment of the application has found the proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts. The development is of acceptable size, scale and design which would not harm the setting of the Conservation Area, in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE with conditions

Case Officer: Jennifer Robb

Recommendation Date: 18/03/2025

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council