

DELEGATED DECISION REPORT

HPK/2025/0019
Valid 23/01/2025

21 NORTH ROAD
GLOSSOP

PROPOSED SINGLE STOREY
SIDE AND REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to a two storey traditional semi-detached property located on North Road within the established settlement boundary of Glossop. The property is of a natural stone construction and set back from the highway. The site as existing benefits from a front porch extension and a single storey flat roofed side extension comprising a garage and a rear conservatory. The surrounding area is predominantly made up of two storey semi-detached dwellings with those on the west side of North road being similar to the application site. However the majority of the nearby dwellings to the north and east comprise mostly red facing brick elevations.

PROPOSAL

The application seeks planning permission for a single storey side and rear wraparound extension. The proposals would comprise a mock pitched roof to give the appearance of a dual-pitched roof to the front with a flat roof to the side and rear. The site as existing comprises a single storey flat roofed side extension which measures, 6.5m (depth) x 5.5m (width) and a conservatory of 4m x 3m. The proposed wrap around extension would have width of 4.5m from the existing side elevation and a depth of 3.9m from the existing rear elevation. The proposed extension would have a height of 3m to the eaves and a maximum height of 4.2m to the ridge.

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

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving Well Designed and Beautiful Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS – N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 13/03/2025
Neighbour consultation period ends: 20/02/2025
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

N/A.

Environmental Health

No comments received.

Derbyshire County Council Highways (No objection subject to conditions/informatives)

The proposal will remove an on-site parking space (integrated garage), but a second parking space is proposed, so although there are no highway objections to the above planning application, in order to implement the scheme a separate construction approval process with the HA will need to be progressed – this scrutinises the extended access construction details and will be necessary in order for the HA to enter into a Section 184 Agreement for any works and recommends that the following Informative Notes are appended to any consent granted

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an extension and alterations to an existing residential property that lies within the built up area boundary for Glossop, which is identified as a Market Town under the High Peak Local Plan (2016).

The site is not constrained by any sensitive statutory designations and given the nature of the proposed development is deemed to be acceptable in principle subject to an assessment of material considerations such as design and residential amenity which are discussed in greater detail below.

Design

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 extension would replace an existing flat roofed single storey side extension comprising an integrated garage, as well as the rear conservatory with a new wraparound extension. The proposed extension features a mock pitched roof to the front so that the proposed extension would appear more in keeping with the existing dwelling and to improve the design. With consideration that the existing side extension comprises a flat roof this alteration is considered to be appropriate and beneficial to the overall character of the surrounding area.

Additionally the proposed side extension element would be no longer fully extend in width to the neighbouring boundary and would be approximately 0.875m narrower than the existing arrangement. The proposed side extension element would sit further forward than the existing arrangement by 1.2m however would remain set back from the principal elevation of the main dwelling by 1.75m. Therefore the proposed siting of the extension is considered to be acceptable.

The proposed rear element would extend approximately 3.9m from the existing rear elevation and is considered to be proportionate to the existing building. The proposals to the rear of the site, would not be visible within the street scene or from any public rights of way. The design is not judged to have any adverse impacts upon the character of the existing dwelling. The Design Guide Paragraph 9.4.1 States that *"In view of their often squat and ungainly appearance, the prevailing climate and*

ongoing maintenance problems, flat roofs should be avoided.” However in this instance given that the proposals would essentially replace an existing flat roof side extension with a flat roof rear extension not visible within the street scene and the side extension element fronting the highway would appear to have a dual pitched roof this is judged to be appropriate in this instance.

The existing dwelling is of a traditional natural stone construction, the proposed development would comprise natural stone to match the existing on the front elevation. However, the submitted plans show that the side and rear elevations of the property would comprise a rendered finish which is not in keeping with the character of the existing dwelling.

The street scene comprises either traditional stone or red brick dwellings, with occasional pebbledash in a recess colour and with render being only present in very few cases. Moreover, with an access through road to the side of the property and the staggered position with the neighbour to the north, the render would be particularly noticeable from the street scene. As such the use of render will have an adverse impact upon the character of the immediate area and is considered to not be appropriate in this instance. Therefore to preserve the character of the existing dwelling and visual amenity of the street scene a condition shall be placed to restrict the usage of render.

The proposed development subject to condition would not have any unacceptable impacts upon visual amenity in accordance with Policy EQ6, SPD's 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.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

With regards to overshadowing and overbearing, the existing conservatory extension already breaches the 45 degree rule, by approximately 0.5m. The proposed wraparound section would extend marginally closer to the boundary of no.19 and is judged to breach the 45 degree rule by approximately 0.6m. With consideration to this minimal breach, the proposed extension is not judged to have a materially greater impact upon the amenity of the occupiers of the adjoining property. Moreover, the extension would be positioned to the north of the adjoining neighbour and therefore its presence would not result in any loss of sunlight. It is also noted that there have been no comments received from neighbours. Therefore the proposed extension is deemed to not have a detrimental impact to residential amenity with regards to overshadowing and would not be overbearing in its nature.

There are no properties located in proximity to the rear of the site and the proposals are of a single storey only. As such it is not considered that the proposals would have any overlooking impacts or lead to a loss of privacy.

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

Highway Safety

The development proposals would result in the removal of one parking spaces via the loss of the existing garage, however the proposals will add a second off-street parking space and would not increase the bedroom provision. Therefore the proposals would remain in accordance with High Peak Local Plan Parking Standards. Highways have confirmed that they have no objections to the proposals subject to informatives which require the applicant to obtain a S184 Licence.

With consideration to the above the proposed development complies with Parking Standards and would not have any adverse impacts upon highway safety and therefore complies with Policy CF 6.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION :

Case Officer: Stuart Talbot

Recommendation Date: 19/03/2025

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

