

DELEGATED DECISION REPORT

HPK/2025/0026
Valid 28/01/2025

RIVERSIDE COTTAGE 2
PRIMROSE LANE
SIMMONDLEY
GLOSSOP

REMOVE EXISTING SINGLE
STOREY EXTENSIONS AND
REPLACE WITH A SINGLE
STOREY EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to an end of terrace property located on Primrose Lane within the established settlement boundary of Glossop. The site as existing comprises an existing single storey side extension which occupies approximately 100% of the width of the original building. The site also comprises a hard paved amenity space along the north facing side elevation of the property. The rear of the property directly backs onto Long clough Brook which follows the western boundary of the site.

The surrounding area is predominantly made up of stone terraced properties comprises 3-4 dwellings. There are also isolated two storey stone built semi-detached properties within the surrounding area.

PROPOSAL

The application seeks planning permission for a replacement larger single storey side extension. The proposals would feature a hipped roof similar to that of the existing arrangement.

The width of the original property is approximately 4.7m and the existing side extension extends from the north facing side elevation by 4.2m. The proposed side extension would replace the existing side extension with a larger side extension measuring 6.8m in its width.

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

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

The site does appear to have an existing single storey side extension, however there is no available planning history pertaining to this extension.

CONSULTATIONS

Publicity

Site Notice expiry date: 13/03/2025
Neighbour consultation period ends: 26/02/2025
Press Advert: N/A

Public Comments

No neighbour comments have been received.

Town / Parish Comments

No comments have been received.

Environmental Health

N/A

Derbyshire County Council Highways (No objection subject to Condition)

The submitted drawings show a third bedroom, but no information regarding the full number of bedrooms contained within the dwelling, so the following HA response is based on the assumption of three bedrooms.

The HA note that Primrose Lane is unrestricted regarding vehicle parking, the site does not benefit from any on-site parking spaces and the High Peak Borough

Council parking standards for a two bedroom dwelling requiring 1.5 spaces per unit and a three bedroom dwelling requiring 2 parking spaces per unit, so due to the slight increase in expected vehicle numbers and based on the analysis of the information submitted, a review of Local and National policy the HA 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 offer no objections, but the construction of the works may lead to disruption in the area which will affect a number of existing dwellings, so on this basis recommend Condition and Informatives.

Derbyshire LLFA (Neither supports nor objects)

Due to the Teams current workload situation we are only responding to Major planning applications.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an extension to an existing residential property that lies within the built up area boundary for Glossop, which is identified as a Market Town under Policy S2 of 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 adopted High Peak Design Guide 2018 sets out the parameters which new development should respond to. In respect to new development, it states at paragraph 5.2 that:

Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the buildings character. The aim should be to revitalise the building without altering its fundamental character.

The proposed side extension would extend beyond the existing original side elevation of the dwelling by 6.8m. With consideration to the existing width of the original property at 4.7m the proposed extension would more than double the width of the host dwelling (aprox. 144%) and as such the proposed extension would not be subservient or subordinate in its nature to the existing dwelling. The Design Guide para 5.8 (2018) identifies that *"Irrespective of size, however, all buildings can reach a threshold point beyond which further extension is just not possible without destroying their character"*.

The existing extension already occupies a width of nearly 100% of the original dwelling at 4.2m. Therefore it can reasonably be considered that there is no scope to increase the size of the existing dwelling over the existing arrangement without having a detrimental impact upon the character of the original dwellinghouse. The proposed side extension would be sited in a highly visible location along Primrose Lane being the first property to east of Primrose Lane when approaching from the north and is directly adjacent to the highway.

The proposed extension would create a highly prominent addition within the street scene which is deemed to be disproportionate in width and size and out of keeping with the surrounding area. The High Peak Design Guide (2018) states that *"An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing."* There are no other such extensions of this size within the locality. The proposed extension would therefore have an unacceptable impact upon the character of the host dwelling and the surrounding area and visual amenity.

The proposed extension is contrary to High Peak Local Plan policy EQ6, Supplementary Planning documents and the NPPF by virtue of the design, scale and massing.

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.

The proposals seek to replace an existing single storey side extension with a new a larger side extension. The site is an end of terrace property and there are no further properties located on the western side of Primrose Lane to the north. There are further properties the other side of Long Clough Brook and the small valley in which it sits however these lie 45m+ of the application site and therefore the proposals are not considered to have any adverse impacts upon these neighbouring properties.

The proposals would not extend beyond the rear or principal elevations of the existing dwelling and therefore the 45 degree rule is not applicable in this instance. Thus the development is not considered to have any unacceptable impacts with regards to overshadowing and would not be overbearing to neighbouring occupiers.

Highway Safety

The application site is located on Primrose Lane and is not afforded a private driveway. Highways have stated that “ *Primrose Lane is unrestricted regarding vehicle parking.*” Whilst the proposals would increase the number of bedrooms to three given the existing lack of parking provision and the slight increase in expected vehicle numbers highways have confirmed there are no justifiable reasons to object to the proposals subject to a condition for bicycle parking.

The applicant has submitted additional information to show cycle parking onsite.

With consideration to this the proposed extension is deemed to comply with Policy CF 6 and the NPPF as the proposed development would not have any unacceptable impacts upon Highway safety.

CONCLUSION / PLANNING BALANCE

In conclusion the proposed development by virtue of its size, width and massing and prominence within the street scene, the proposals would result in a development which would be disproportionately wide and unsympathetic to the original dwelling. The proposals are therefore detrimental to the street scene, visual amenity and the character of the existing dwelling contrary to Policy EQ6 of the Adopted High Peak Local Plan 2016, Supplementary Planning Documents and national guidance in the National Planning Policy Framework (NPPF 2023).

OFFICER RECOMMENDATION : Refuse

Case Officer: Stuart Talbot

Recommendation Date: 18/03/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

