

DELEGATED DECISION REPORT

HPK/2025/0021
Valid 24/01/2025

1 SAMUEL WOOD CLOSE
GLOSSOP

SINGLE STOREY EXTENSION
TO REAR OF PROPERTY AND
CONVERSION OF GARAGE TO
HABITABLE
ACCOMMODATION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and impact on Conservation Area
- Residential amenity

DESCRIPTION OF SITE

The application site relates to 1 Samuel wood Close, forming part of a new build estate which sits approx. one quarter of a mile from Glossop town centre. The application site sits within Howard Town Conservation Area,

PROPOSAL

The application proposes the conversion of the existing garage into a utility room and study, and a single storey extension creating a snug for an enlarged living area.

The proposed extension will extend 2.95m from the rear elevation of the dwelling house, will be 7.8m in width, with a maximum height of 3.45m and an eaves height of 2.56m.

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

RELEVANT SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2015/0571 - Proposed Demolition of existing buildings and structures and erection of 2,470sqm Class A1 retail unit, refurbishment of existing retail unit and extension to provide 155sqm additional Class B1 offices and 594sqm additional Class A1 retail floor space, erection of 57 dwellings, associated access including new bridges, car parking, landscaping and associated works. Approved. 06/06/2016

CONSULTATIONS

Publicity

Site Notice expiry date: 04/03/2025
Neighbour consultation period ends: 20/02/2025
Press Advert: 13/02/2025

Public Comments

None

Town / Parish Comments

None

Conservation Officer

The application proposes to convert the existing garage. The proposed front windows will match the vertical emphasise and design of the host dwelling and wider estate. The proposed extension to the rear will appear visually similar to other lean-to in the estate, with minimal visibility from outside of the application site. As such the proposal will not harm the wider conservation area.

The proposed scheme to alter and extend a modern dwellinghouse, will have minimal visibility across the wider conservation area. The proposed design is sympathetic to workers cottages found across the Howard Town CA, as such there are no heritage objections, subject standard matching materials condition.

Derbyshire County Council Highways

No 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 in recognition of it being a sustainable location with access to services and facilities. The Site also lies within the Howard Town Conservation area and therefore the principle of development

is only acceptable if it complies with heritage policies and other material planning considerations, including amenity and parking provision.

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.

Policy EQ7 of the Local Plan seeks to conserve heritage assets in a manner appropriate to their significance.

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 proposed garage conversion involves the replacement of the garage door with stone to match existing and a window to serve the study. The new window to the principal elevation will match those on the main dwelling house. there will be no increase in footprint regarding this element.

Rear extension represents a simple mono-pitched roof design which remains largely subservient to the main dwelling by way of its single storey nature. Two roof lights and flue pipe are proposed, with bi-folding doors to the rear.

The proposed materials are natural slate tiles to the roof and coursed stonework to match the host dwelling, the windows are to be uPVC frames in dark grey to match existing.

The extension will be to the rear of the property and will not be visible from the street scene, there is no objection from the Conservation Officer who highlights the proposed design is sympathetic to workers cottages found across the Howard Town Conservation Area.

Amended plans were sought to remove the proposed second parking space to the front of the dwelling, to ensure the visual character of the application site and conservation area is retained.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1, EQ6 and EQ7, 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 adjoins no.2 Samuel Wood Close to the north. The 45 degree rule has been assessed from the central point of their closest ground floor window in the rear elevation, it has been established the 45 degree line would be breached.

Throughout the consultation period Officers raised concerns regarding the breach of the 45 degree line. This window serves a habitable room and whilst it is noted there is an existing high boundary fence, the proposed extension sits at approx.1m higher at its highest point. Furthermore, the extension is to the south of this neighbour raising concerns over loss of light and overshadowing to no.2. Notwithstanding this, with the exception of the flue, the proposal could be achieved under permitted development, therefore, the impacts of the proposal are considered to be no greater than that achievable under Part 1, Class A of the GDPO. Given this strong fallback position despite the impact on the neighbour, it is considered that the extension would have no greater impact on the residential amenities of the adjoining neighbour than a permitted development scheme.

The proposed fenestration outlooks on to the rear garden at the application site which is bounded by close boarded fencing. There are no concerns regarding overlooking or loss of privacy to any neighbouring properties to the east as a result of the development. With respect to the neighbours to the south the extension would be positioned 14m to the north and from the rear elevations of these neighbours. Given this orientation and distance, the extension would have no overbearing impact.

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.

Flood Risk

The application site sits within flood zones 2 and a flood risk assessment has been submitted with the application which is considered to sufficiently assess the impact of the proposal and mitigation measures. It therefore complies with policy EQ11 of the Local Plan.

Highway Safety

The proposal will not lead to an increase in bedrooms at the application site, but it does involve the conversion of the garage. Initial plans submitted demonstrated provision for two car parking spaces at the application site, which would be in line with the council's parking standards. However, Officers requested revised plans to remove the proposed second parking space, due to the impact on the visual character of the site and the character and appearance of the conservation area.

Whilst it is noted that the site only has one parking space for a three bedroom property, which does not meet the Council's parking standards, given the highly sustainable location of the site, and access to public transport, local services and facilities, in this instance it would be considered acceptable.

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 harm the character and appearance of the conservation area. Moreover there would be no adverse amenity impacts and is therefore 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: 25/03/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council