

DELEGATED DECISION REPORT

HPK/2024/0285
Valid 27/08/2024

84 CHURCH STREET
GLOSSOP

RETROSPECTIVE PLANNING
PERMISSION FOR A
REPLACEMENT RETAINING,
REAR GARDEN, RETAINING
WALL

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Heritage – conservation area

DESCRIPTION OF SITE

84 Church St is an end terrace dwellinghouse located within the Old Glossop conservation area. Recent planning approval (HPK/2024/0172) granted permission to incorporate a small parcel of land to the west of the dwellinghouse into the curtilage. HPK/2024/0172 granted permission for a small driveway and garden boundary/front retaining wall.

PROPOSAL

Retrospective planning permission is sought for the replacement of a rear retaining wall. The wall is constructed of recon stone. This rear retaining wall reinforced the rear of the terraced garden.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed and beautiful places
Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/0918 Widening Access Of Gateway APPROVED

HPK/0001/2896 Proposed Widening Access Of Gateway APPROVED

HPK/0001/9596 For Proposed Renewal Consent For Widening Access Of Gateway Land REFUSED

HPK/2024/0172 Partially retrospective change of use of land to be included as part of domestic curtilage to create off road parking and formation of vehicular access (dropped kerb). APPROVED 12/07/2024

CONSULTATIONS

Publicity

Site Notice expiry date: 10/10/2024
Neighbour consultation period ends: 23/09/2024
Press Advert: 03/10/2024

Public Comments

None received

Town / Parish Comments

n/a

Environmental Health

n/a

Derbyshire County Council Highways

No objection

HPBC Conservation Officer

None received

OFFICER COMMENTS

Principle of Development

Local Plan (LP) Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Glossop. The site is situated within this built-up area boundary. However as the site also lies within the Old Glossop conservation area, the principle of the development will only be acceptable if the development complies heritage policies and other materials considerations.

Design and Heritage

Section 16 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The application site is located within the Old Glossop conservation area. Church street is characterised by narrow terraced dwellings lining the northern side of the street. The application site is the largest and only significant gap between dwellings along Church Street. The application site has previously been overgrown and unsightly (figure 1). Recent works and planning approval have incorporated the land into the curtilage of the no. 84 Church St and has created a parking area with natural stone boundary wall creating a partition between the driveway at the front and garden to the rear.



Figure 1 – google street view of application site dated August 2018.

The application seeks retrospective permission for a rear retaining wall, to reinforce the rear of the terraced garden. This retaining wall is current built from a reconstituted stone. Recon stone is not considered favourable within a conservation area and would not considered acceptable. Glimpsed views of the retaining wall can be viewed from the Church Street (figure 2). More substantial views can be seen from the adjacent footpath (figure 3).

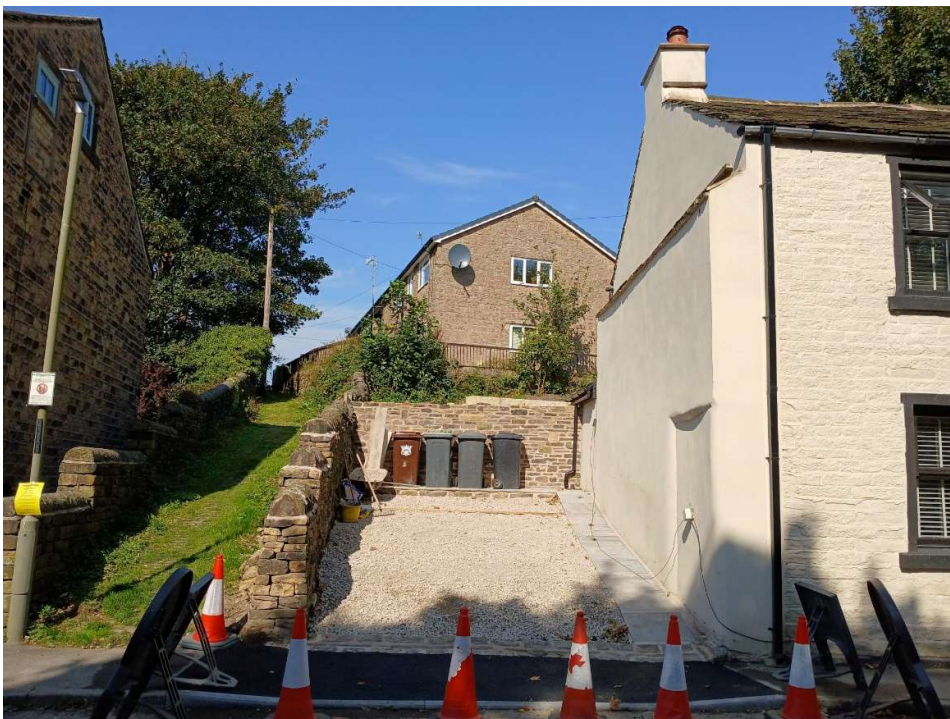


Figure 2 – View of application site from Church St.



Figure 3 – view from footpath

Overall, the recon stone is considered unsightly and out of keeping with the conservation area. As such its retention in its current form would harm and fail to enhance the character and appearance of the conservation area. In discussions with the applicant, they have agreed to over clad the current recon stone in a natural stone or affix a natural stone walling to the front in a manner similar to overcladding. Details of this are to be secured via condition. This will mitigate the harmful visual impact of the recon stone. As such the proposal is considered acceptable subject to an appropriate condition to secure a natural stone finish which would not harm the character and appearance of the conservation area.

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 retaining wall reinforces the rear terraced garden of no. 84. The land was previously overgrown and unused. However, the land is incorporated within the curtilage of no 84 (HPK/2024/0172) and as such can be used for domestic purposes. The retaining wall will create a garden area behind the existing driveway. The garden area is located a sufficient distance from neighbouring dwellings 82 Church St and 10 Blackshaw Rd. Therefore, the retaining wall will not harm the amenity of neighbouring dwellings.

Overall there are no amenity concerns.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic

The retaining wall to the rear will not impact upon the provision of an off street parking space to the front of the site. As such there are no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of amenity and highway safety. Subject to a condition to secure a natural stone over cladding (or similar) to the retaining wall, will mitigate the harm the conservation area, making the application acceptable in terms of design and heritage. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : **Approve subject to condition**

Case Officer: Rachel Robinson

Recommendation Date: 2nd April 2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council