

DELEGATED DECISION REPORT

HPK/2025/0057
Valid 24/02/2025

5 WILDERSLEY
WOODHEAD ROAD
GLOSSOP

APPLICATION OF EXTERNAL
WALL INSULATION SYSTEM
TO EXISTING EXTERNAL
WALLS WITH RENDERED
FINISH, ENLARGEMENT OF
SELECTED STRUCTURAL
OPENINGS, REPLACEMENT
OF CONSERVATORY ROOF
AND REPLACEMENT OF
WINDOWS AND DOORS WITH
ALUMINIUM FRAMES.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to a two storey detached property comprising sandy, brown brick facing materials set back off Woodhead Road and is within the defined built up area boundary of Glossop. The site as existing is afforded a detached garage and a single storey side extension as well as a rear conservatory extension. The surrounding area predominantly comprises detached dwellings which are set back from the highway but do not respect a strict building line, and are not uniform in their nature.

PROPOSAL

The application seeks planning permission for an external wall insulation system with a white rendered finish. The proposals also seek to enlarge structural openings to the south facing side elevation to create a taller window, to enlarge an existing side windows to receive a new fully glazed sliding door to front elevation. The proposals also seek to enlarge the existing windows either side of the entrance hall front projection for larger windows. The proposals also seek to remove an existing window to the front elevation of the single storey side extension to receive a fully glazed sliding door. The proposals also include existing windows to the north facing side elevation of the existing side extension to be removed and infilled. The proposed development also seeks the replacement of the existing conservatory roof and the replacement of windows and doors with aluminium frames.

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

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

HPK/0001/4881: Alterations and Extension, Plus New Garage.
(Approved subject to conditions)

HPK/0003/7407: Conservatory and first floor bedroom to rear.
(Approved subject to conditions)

HPK/0003/9105: Games Room over Garage.
(Approved subject to conditions)

HPK/2001/0485: Proposed Garage Link
(Approved subject to conditions)

HPK/2007/0264: Modifications to Dwelling and extension of garage
(Approved subject to conditions)

CONSULTATIONS

Publicity

Site Notice expiry date: 03/04/2025
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways (No Objection)

DCC has no objections as there appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

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 High Peak Design Guide (SPD) (2018) paragraph 3.9 states that new buildings should use facing materials that either match or complement those of the surroundings. Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities. Paragraph 5.2 sets out 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."

Woodhead Road is comprised of two distinct characters. The eastern side of the road is comprised of almost exclusively red brick semi-detached dwellings. All of which are located close to the road with small driveways or short stone boundary

walls to the front. In contrast the western side of the road has a very different character. The western side is comprised of detached dwellinghouses constructed of brown brick. The character of which is to be set some distance from the road, with long front driveway, large grassed amenity verges and by soft landscaping.

The proposals would completely render the entire property in white, this is starkly out of character with Woodhead Rd, which is characterised by red and brown brick dwellings. To the north of the site on the eastern side of Woodhead Road lies No. 44 which comprises a partially off-white rendered frontage. No. 44 Woodhead Rd presents as a single anomaly to this character and demonstrates the impact of a white render finish on Woodhead Rd, resulting in an anomaly which stands out as incongruous to the character of the street scene. The proposed render finish, results in a finish which is prominent, and out of keeping with the character of Woodhead Rd and the wider High Peak Character.

The proposed enlargement of window openings to create openings to receive glazed doors is not considered to have any detrimental impact upon the character of the existing property and would have very limited visibility within the wider street scene. Therefore the proposed larger glazed opening are considered acceptable in this instance.

The proposals also seek to replace the existing conservatory roof with a new “warm roof” system. The existing conservatory is wholly located to the rear of the site and would not be visible within the street scene. The proposed warm roof system would retain the typical conservatory style of the rear extension and is considered to be an acceptable alteration.

The proposals seek to replace the existing windows comprising white uPVC frames and a limited number of timber framed windows with aluminium frames in anthracite grey. There a number of properties including both directly adjacent properties of no.2 smithy Bar and no. 7 Woodhead Road which comprise aluminium windows in grey. Therefore the proposed alteration of uPVC and timber frames to grey aluminium is considered to be appropriate in this instance.

The proposed use of render is at odds with the character of the existing dwelling and that of the character of the surrounding area with properties along Woodhead Road having a distinctive red and brown brick character. The proposed use of render is contrary to the High Peak Design Guide (2018), Local Plan policy EQ6 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.

The proposals do not seek to increase the built footprint of the existing property and instead relate to the use of render, window and door alterations and replacement conservatory roof.

The replacement conservatory roof would not be any greater in height than the existing roof and would match the pitch and profile of the existing roof. Therefore it is deemed that the proposed replacement roof would have no greater impact upon residential amenity than the existing arrangement.

The site is well screened to neighbouring occupiers and the proposals to increase the size of the window openings would lead to a limited increase in glazing. Therefore considering the siting and the screening present the larger openings to replace two existing windows with sliding glazed doors would not lead to any overlooking or loss of privacy.

In lieu of the above the proposed development is considered to not have any unacceptable impacts with regards to residential amenity in accordance with Local Plan Policy EQ6, SPD's and the NPPF.

CONCLUSION / PLANNING BALANCE

In conclusion the use of white render to the entire facing elevations of the property is completely out of character with the existing character of Woodhead road and that of the existing property. This is contrary to policy EQ6 of the High Peak Local Plan further to guidance in the Adopted residential Design Guide SPD (2003) and the High Peak Design Guide SPD (2018). As such the application is recommended for refusal.

OFFICER RECOMMENDATION : Refuse

Case Officer: Stuart Talbot

Recommendation Date: 17/04/2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council