

DELEGATED DECISION REPORT

HPK/2025/0060
Valid 26/02/2025

18 SALISBURY STREET
HADFIELD
GLOSSOP

PROPOSED REAR
CONSERVATORY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbouring amenity

DESCRIPTION OF SITE

The application site relates to a two-storey mid terrace property along Salisbury Street constructed from natural dressed coursed stone, the property has a small rear garden and parking to the rear.

PROPOSAL

The application proposes a rear conservatory with bi-folding doors to the rear and a stone wall to the side elevations.

Throughout the consultation period, amended plans were agreed to reduce the depth of the extension from 4.15m to 3.5m. As such the conservatory would project 3.5m from the rear of the dwelling, span 4.25m in width and have a ridge height of some 3.3m.

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

National Planning Policy Framework

Chapter 2: Achieving sustainable development
Chapter 12: Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 28/04/2025

Neighbour consultation period ends: 24/03/2025

Press Advert: N/A

Public Comments

None

Derbyshire County Council Highways

No objection

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. Therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

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.

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 conservatory would extend a modest 3.5m from the rear elevation of the host dwelling and would remain largely subordinate by way of its single storey nature. Due to the rear location, the development would not be visible from Salisbury Street, with the extension only being visible from the access track to the rear. It is noted that the neighbour at number 16 has a single storey rear extension.

The proposed materials are reconstituted coursed stone for the brick elements, to remain in keeping with the host dwelling and anthracite grey upvc. As such, no harm would be caused to the character of the dwelling or the street scene.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1, EQ6, 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. Para 9.3.1 states similarly an extension should not unduly reduce outlook from a main habitable room window or produce a tunnelling affect.

As mentioned amendments were sought to reduce the depth of the extension, due to the extensive breach of the 45-degree line and the tunnelling effect the development would have on no.16 and its window closest to the boundary. Revised plans were agreed, reducing the depth of the extension from 4.15m to 3.5m.

With regards to no. 16 the 45-degree rule has been re-assessed, from the central point of their closest ground floor window in the rear elevation, it has been established that the 45 degree rule would still be breached, with approx. 2m of the extension sitting within the 45-degree angle. However, Officers have noted the extension would sit to the north-east of No.16, and due to the east to west sunlight trajectory, coupled with this neighbour sitting on higher ground level, the loss of sunlight would not be detrimental. Moreover, the depth of the proposed extension has been reduced to 3.5m, projecting only 0.5m more than what can be constructed under permitted development rights. Therefore, notwithstanding para 9.3.1 of the Residential Design Guide, it is considered that the impact on this neighbour will be no more significant than that which would be built under Permitted Development. Given this realistic fallback position, it cannot be considered appropriate to refuse the application on this basis.

There are is a single ground floor window to the rear elevation of No. 20 to the north, a passageway to access the front of the property which sits adjacent to the rear door at this neighbour, however, this is for access only and there are no amenity concerns regarding this. There would be no breach of the 45 degree lien in respect of this neighbours rear window.

There will be direct overlooking into the neighbouring garden area of no.20 when using the conservatory due to the high level of glazing on its side elevation. Whilst it is noted that there is already mutual overlooking between the gardens along this row of houses,

as is the nature with terrace properties, the extension is a room that can be used year round and the low cill height of the side facing windows would directly overlook on to the private outdoor amenity space of this neighbour. As such it is considered necessary to impose a condition for these side facing windows be obscure glazed and high-level opening only. This will ensure that the private amenity of this neighbour is maintained.

For the reasons above, the application is considered that subject to a condition to protect the amenity of the neighbour at number 20, the extension would be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Highway Safety

The proposal will not lead to an increase in bedrooms at the application site, therefore will not increase demand for off-street parking. Furthermore, the existing provision for off-street parking will not be impacted by the proposal. 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 result in any harm to the dwelling house or the street scene. The development is therefore considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Jennifer Robb

Recommendation Date: 29/04/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council