

]DELEGATED DECISION REPORT

HPK/2025/0088
Valid 19/03/2025

12 BIRCHSIDE AVENUE
GLOSSOP

**ERECTION OF SINGLE
STOREY REAR EXTENSION
AND ALTERATIONS TO
DWELLING**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design character and appearance
- Impact upon residential amenity
- Principle of the development

DESCRIPTION OF SITE

12 Birchside Drive is a two storey semi-detached dwelling located on the Birchside Avenue cul-de-sac. The neighbouring properties differ in size and layout, however they do share similar brick work and fenestration finishings.

The area residential in nature and is classified as a Market Town under Policy S2 of the High Peak Local Plan 2016. There are no heritage constraints on this site.

PROPOSAL

Planning permission is sought for the erection of a single storey infill rear extension measuring 3.6m in depth and 2.5m in width, categorised with a pitch roof, serving as a dining room. The roof of the existing rear extension would be replaced with a new sloping roof which would adjoin that of the proposed.

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

Supplementary Planning Documents Residential

Design Guide SPD (2005)

Design Guide SPD (2018)

National Planning Policy Framework (2024)

National Planning Policy

Framework Chapter 2 - Achieving Sustainable Development

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 22/04/2025

Neighbour consultation period ends: 15/05/2025

By the end of the consultation period, no neighbouring comments or objections were received.

Derbyshire County Council Highways

“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

LP Policy S1a states, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

LP Policy S2 states that development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy: Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge are defined as ‘Market Towns’ and will be the main focus for housing, employment and service growth, consistent with maintaining and where possible enhancing their role, distinctive character vitality and appearance.

Although Local Plan Policy S2 primarily focuses on new housing developments, it is also relevant to improvements to existing dwellings. The site is situated in the designated as a Market Town of Glossop, within High Peak, where development is encouraged. The proposed development complies with the principles outlined in Policies S1, S1a, and S2 of the High Peak Local Plan.

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.

Planning permission is sought for the erection of a single storey infill rear extension measuring 3.6m in depth and 2.5m in width, categorised with a pitch roof, serving as a dining room. The roof of the existing rear extension would be replaced with a new sloping roof which would adjoin that of the proposed.

Upon reviewing the area, officers have noted that within the local context, single-storey rear extensions are present, most notably the rear extension at No. 11 Birchside Avenue. Therefore, it is considered that such extensions contribute to the local character.

The proposed scale remains subordinate to the original dwelling and, cumulatively, would not negatively impact its character. The roof alteration to the existing extension is regarded as an improvement, as the council generally does not support flat-roofed extensions. All building materials will match those of the original dwelling, enforced through a condition.

The proposed extension and roof alterations thereby accord with LP Policy EQ6 and would respect the overall guidance in the High Peaks Design Guide (Sections 5.5 – 5.8)

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect 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.

Nos. 11 and 13 Birchside Avenue are the neighbouring properties situated to the east and west of the application site, respectively. The proposed development would have minimal visibility from No. 13, leaving the occupants unaffected by the development.

No. 11 features a single-storey rear extension with a depth and height similar to the proposed. The proposed infill rear extension would not extend beyond the rear wall of the neighbouring extension.

Therefore, the proposed infill extension and roof alterations are not expected to result in any significant harm to the amenity of neighbouring residents in terms of light loss, privacy, or overbearing impact. The proposal is therefore considered to comply with Policy EQ6 of the High Peak Local Plan and the guidance within the High Peak Residential Design Guide SPD.

Highway Safety

The parking arrangements will remain unchanged.

CONCLUSION / PLANNING BALANCE

With regards to the above it is considered that the proposed development would be of an appropriate design and would not have any detrimental impact upon visual amenity or the character of the existing dwelling in accordance with Local Plan Policy EQ6, Supplementary Planning Documents and the NPPF.

The application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 16th May 2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council