

DELEGATED DECISION REPORT

HPK/2025/0119
Valid 26/03/2025

23 CHARLESTOWN VIEW
GLOSSOP

REMOVAL OF GARAGE
VEHICLE DOOR, GARAGE TO
BE CONVERTED TO AN
ADDITIONAL LIVING SPACE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Impact upon Highway Safety and Parking

DESCRIPTION OF SITE

The application site refers to a stone clad new build two storey mid terraced property located on Charlestown view, just off the A624. The application site lies within the established settlement boundary of Glossop. The surrounding area comprises similar properties which form part of a new housing development scheme approved in 2018 via planning application ref. HPK/2016/0520. This application also removed Permitted Development rights for garage conversions.

PROPOSAL

The proposal seeks fully planning consent for the removal of an existing garage vehicle door and a garage conversion to a habitable room. The proposals would remove the existing garage vehicle door with a new white UPVC window to match the existing windows and a new stone cill to match those of the existing property with a new brick plinth and stone finishes to match those of the existing property. The existing stone lintel to the top of the garage door is to be retained.

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
CF 6 Accessibility and Transport

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

CONSULTATIONS

Publicity

Site Notice expiry date: 25/05/2025

Neighbour consultation period ends: 22/04/2025

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways (No Objection)

The application site is located on a road which is not publicly maintainable highway. Whilst the removal of the garage facility may result in additional road side parking, this is not considered to have an unacceptable highway impact.

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an 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 proposed development does not seek to make any extensions or enlargement to the footprint of the site. The proposed works would solely replace an existing vehicle garage door with a new window to match those of the existing and the internal conversion of the garage space to a habitable room. The proposed window has been designed as such that it would replicate the window in the storey above exactly and as such its appearance is judged to be in keeping with the character of the existing dwelling and is not judged to be out of character with the locality.

Therefore the proposed window is deemed to not have any adverse impacts upon visual amenity and accords with Local Plan Policy EQ6, the Design Guide SPD and national policy contained within 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.

As noted above the proposed development would not create any extensions or enlargement of the existing site's footprint and therefore the proposed works are judged to not have any impacts with regards to overshadowing and would not be overbearing in their impact.

The proposals would create an additional window to the front elevation, however given the siting of the existing dwelling there are no properties directly opposite the site, there are properties to the south however, given the oblique angles the proposed additional window is not judged to result in any loss of privacy or lead to overlooking.

With consideration to the above the proposed development would not have any adverse impacts upon residential amenity in accordance with Local Plan Policy EQ6, the Residential Design Guide SPD and the NPPF.

Highway Safety

The proposals would result in the loss of an existing parking space by converting the existing garage to a habitable room. The site as existing is a 3 bedroom dwelling. Appendix 1 of the High Peak Local Plan dictates the Parking standards required for dwellings and states that for 3 bed dwellings 2 spaces must be provided per unit. The existing driveway arrangement would not allow for two car parking spaces to be retained and therefore the site only affords one off-street parking space.

Notwithstanding this, it is noted that the site is located less than 1km from Glossop Town Centre in a sustainable location with a bus stop less than 50m from the application site which provides services to a number of surrounding areas and communities and services.

Additionally no objections have been raised from DCC Highways as the site is located off the public highway and the proposals would not lead to any increase in parking on the public highway. In the absence of any objection from DCC Highways it is not considered that a refusal on highway safety grounds could be sustained.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity or highway safety. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework. Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 21/05/2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council