

DELEGATED DECISION REPORT

HPK/2025/0094
Valid 24/03/2025

2 STAFFORD CLOSE
GLOSSOP

SINGLE STOREY REAR
EXTENSION AND TIMBER
GARDEN SHED TO REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbouring amenity

DESCRIPTION OF SITE

The application site consists of a semi-detached bungalow on a corner plot, with a small driveway to the front and a rear garden. Stafford close is characterised by small bungalows and forms part of the wider Shirebrook Park estate.

Permitted development rights have been removed along Stafford Close.

PROPOSAL

This application follows the refusal of HPK/2024/0425 for a flat roofed L-shape single storey side and rear extension. This application proposes a single storey rear extension to form a sun room, in addition to a timber shed to sit adjacent to the northern boundary of the site.

There is an existing plywood structure adjacent to the side elevation of the dwellinghouse, currently being used as a temporary storage area, this will be removed and recycled timbers/materials used in the building project.

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

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/9308 Erection of dwelling houses phase 4 – Approved.
HPK/2024/0425 single storey side/ rear extension. Refused 30/12/2025

CONSULTATIONS

Publicity

Site Notice expiry date: 06/05/2025
Neighbour consultation period ends: 19/04/2025
Press Advert: N/A

Public Comments

None

Derbyshire County Council Highways

None

Derbyshire County Council Countryside Project Officer

The application address includes trees subject to HPBC's TPO: 219.

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 moderately 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 EQ3 of the LP seeks to ensure that all development is of a high quality design and protects or enhances landscape character and the setting of the Peak District National Park. Extensions to existing dwellings are allowed provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

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:

- *“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.”*
- *9.4.1 “appropriate extensions to the roofline can be made by extending the main roof to the side (a ‘catslide’ roof) or by creating a secondary gabled roof at right angles. In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.”*

The High Peak Design Guide (2018) states:

- *para 5.5 states all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.”*

The proposed extension is to extend 4m from the rear elevation of the host property and span a width of 3m, remaining subservient to the main dwelling. Officers have noted the roof form does not emulate that of the existing dwelling, however due to the bungalow nature of the property it would not be possible to achieve this, and it is considered the proposal still maintains the proportions of the dwelling.

Due to the rear location, there will be limited visibility of the proposal from the street scene, with only glimpses of the roof visible from Shirebrook Drive. The proposed materials for the extension are coursed brick to the elevations and concrete roof tiles to match the existing dwellinghouse and surrounding properties along Stafford Close and Shirebrook Drive. As such it is not considered the extension will cause harm to the character of the dwelling or the street scene.

The application also proposes a garden shed to sit adjacent to the northern boundary of the site parallel with Shirebrook Drive. The material used in the construction of the shed is timber. Whilst timber is not a material typical of the High Peak, such a material is commonplace for garden structures such as sheds, summerhouses and outbuildings. Timber is a material which will weather and become more in keeping with the garden area and character of the host dwelling and surrounding coursed brick properties, appearing visually recessive within the context of the surrounding area. Moreover, given the positioning of the outbuilding and substantial boundary treatment, the shed will be heavily screened, from Shirebrook Drive.

Accordingly, the siting, scale and proposed material are considered appropriate and accord with the requirements of policies S1, and 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 habitable windows to provide an acceptable level of amenity.

With regards to the rear extension, due to the existing high level boundary treatment, there would be no concerns regarding overshadowing or loss of light. The conservatory doors to the north elevation, and the windows to the west elevation both outlook onto the rear garden of the application site, high level boundary fencing and hedging prevent any overlooking into the garden space of no.4 and the privacy of this neighbour will be retained.

The timber garden shed is to sit adjacent to the northern boundary of the site, as such there would be no harm relating to overbearing impacts or overshadowing to no.4. Glazing is proposed to the front (southern) elevation, again the high level fencing retains privacy, moreover, this is to be used as a storage area rather than a habitable space.

Based on the above analysis, the application is considered to 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.

Other Matters

Offices have noted the comment submitted by the County Country Project Officer, the protected trees are to the front of the property and will not be impacted by the development.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts and is considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Jennifer Robb

Recommendation Date: 15/05/2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council