

DELEGATED DECISION REPORT

HPK/2025/0122
Valid 27/03/2025

84 LEICESTER DRIVE
GLOSSOP

PROPOSED PARTIAL
GARAGE CONVERSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Character and Appearance
- Residential Amenity
- Parking

DESCRIPTION OF SITE

The application site comprises a large two-storey detached dwelling located on the southern side of Leicester Drive, Glossop. The surrounding properties along Leicester Drive are of a similar size, form, and layout. The presence of both single and double garages is a common feature within the street scene.

The area is residential in character and is designated as a Market Town under Policy S2 of the High Peak Local Plan (2016). The site is not subject to any heritage constraints.

PROPOSAL

Planning permission is sought for the partial conversion of the integral garage into a utility room. This would involve internal works and the replacement of the garage door with a new window.

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

The site has various planning permissions granted however they are not relevant to current application.

CONSULTATIONS

Publicity

Site Notice expiry date: 06-05-2025

Neighbour consultation period ends: 13-05-2025

By the end of the consultation period, no neighbour 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.

The proposal development complies with the principles outlined in Policy S1a of the High Peak Local Plan.

Character and Appearance

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 application seeks planning permission for the partial conversion of the existing integral garage to form a utility room. The proposed works are primarily internal, with external alterations limited to the removal of the garage door and its replacement with a window. The infill brickwork and proposed window are to match the materials and appearance of the existing dwelling. These details will be secured by condition in the event of an approval.

Within the immediate context of Leicester Drive, there are a number of examples of dwellings with single and double garages, as well as ground floor front-facing windows. The proposed external alterations are modest in scale and would not result in visual harm to the appearance of the host property or the character of the surrounding street scene.

The proposal is therefore considered to be acceptable in design terms and accords with Policy EQ6 of the High Peak Local Plan, as well as the guidance set out in Sections 5.5–5.8 of the High Peak Design Guide.

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.

The neighbouring dwellings are Nos. 82 and 86 Leicester Drive are located to the west and east of the application site respectively. The proposal does not involve any increase in the footprint or width of the building and would remain entirely within the curtilage of the site. As such, there would be no impact on the residential amenity of these neighbouring occupiers in terms of overshadowing, overbearing impact, or loss of light.

Properties at Nos. 61 and 63 Leicester Drive are located to the north-east and face the application site. Given the separation distance across the highway, the introduction of a new window in the front elevation is not considered to result in any harmful loss of privacy. Principal elevation windows are typical in such locations and are considered acceptable.

Overall, the proposal would not result in any adverse impact on the amenity of neighbouring residents and is considered to comply with the amenity protection aims of Policy EQ6 of the High Peak Local Plan and the guidance contained within the High Peak Residential Design Guide SPD.

Highway Safety

The site would lose the use of one parking space after the development however hardstanding to the front of the property would provide adequate parking for this size of dwelling (3 spaces). On street parking is available at the site. Comments from the highways authority state “ There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make”

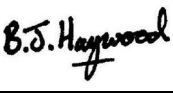
CONCLUSION / PLANNING BALANCE

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.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Agatha Dutton

Recommendation Date: 22nd May 2025

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Signed by: Ben Haywood

On behalf of High Peak Borough Council