

DELEGATED DECISION REPORT

HPK/2025/0139
Valid 31/03/2025

26 WESTOVER
SIMMONDLEY NEW ROAD
SIMMONDLEY
GLOSSOP

DEMOLITION OF EXISTING
SIDE EXTENSION, ERECTION
OF REAR, SIDE AND FRONT
EXTENSION, REPLACEMENT
OF EXISTING ROOF TO SUIT
NEW FOOTPRINT AND WITH A
HIGHER RIDGE AND A REAR
DORMER TO CREATE A FIRST
FLOOR AND EXTERNAL
ALTERATIONS

(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 detached bungalow located on Simmondley New Road within the established settlement boundary of Glossop.

The surrounding area is made up predominantly of detached bungalows which are of a similar form and scale to that application site. It is also noted however, that there are limited number of two storey detached and semi-detached dwellings along Simmondley New Road.

PROPOSAL

The application seeks full planning permission for the demolition of an existing single storey side extension. The proposals would that create a rear, side and front extension further to a replacement roof with a higher ridge and a dormer conversion to the rear roof pitch.

The proposed extensions would effectively remodel the dwelling in stone and render to create two gabled frontages to the principal elevation of the dwelling combined with the side and rear extensions which would read as one wrap-around extension. The existing side extension would be demolished and replaced with a smaller side extension which would extend 1.2m from the original west facing side elevation. The two proposed gable frontages would extend 1m forward of the front elevation.

The western-most front extension would have a width of 3.75m to and a maximum height of 6.5m to the ridge and eaves to match the height of the original roof. The eastern-most front extension element would have a width of 3.2m wide and a maximum height of 5.7m with the eaves to match the height of the original roof.

The proposed rear extension element would extend a maximum of 2m from the existing rear elevation with a width of 7.3m. The proposals would also include a flat roof dormer extension to the rear pitch of the existing roof and are to be clad in zinc.

Following revised plans the rear dormer will now comprise hanging tile as previously requested. The revised proposals have also amended the previous zinc cladding to the front dormer to comprise a traditional lead appearance instead.

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

HPK/0001/9659: Proposed extension to form dining/utility room (Approved)

HPK/0003/0911 Brick extension to form shower room (Approved 16/09/1991)

HNT/2024/0010: Prior Approval of an additional storey over principal part of the dwelling (Pending Determination)

CONSULTATIONS

Publicity

Site Notice expiry date: 22/05/2025

Neighbour consultation period ends: 29/04/2025

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

N/A

Derbyshire County Council Highways (No objection)

The proposed extensions and alterations will increase the bedroom numbers at the property from two to five.

The property has one parking space plus the garage, although the current garage dimensions are below the recommended minimum. The garage is proposed to be extended at the front; however, the proposed dimensions of the extended garage will remain below the recommended minimum and the extension will reduce the space available on the drive in front of the garage. Essentially, the proposed extensions and increase in bedroom numbers is likely to increase the parking requirements of the dwelling; however, no additional spaces are proposed.

The lack of additional on site parking provision is not ideal, with the potential consequence being that there will be an increase in on street parking. However in this instance, considering the nature and character of Simmondley New Road, additional on street parking is not considered to have an unacceptable impact on highway safety and as such there are no grounds for a LHA objection to the application. You may wish to assess the parking provision at the application site against your own parking standards.

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 extension and 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 would result in a substantially different appearance and would significantly alter the character of the existing dwelling. However, the proposed design is of a high quality which would not appear out of keeping with the surrounding area given that the adjacent property to the east has previously been remodelled and comprises a design very similar as proposed via this application.

The proposals initially comprised zinc cladding to the front and rear dormers. However revised plans have since been submitted to clad the rear dormer in hanging tile and use lead cladding to the front facing dormer. These revisions are supported. The hanging tile to the rear will allow the proposed development to retain more of the original character of the existing dwelling. The amendment to replace the zinc to the front dormer with lead is considered to be acceptable as this would comprise a more traditional appearance more in keeping with that of the wider street scene. The proposals would also comprise a stone frontage replacing the dark brick of the existing dwelling. Brick is not a typical building material within the High Peak although not uncommon along Simmondley New Road the change from a brick to stone frontage is supported and would enhance the appearance of the dwelling within the street scene.

The proposed increase in the roof height would not result in the building becoming overly prominent within the street scene given the presence of two storey buildings within the vicinity and similar extensions to neighbouring properties. Therefore, the proposed ridge height increase would not create an overbearing impact within the street scene.

The proposals would add a flat roofed rear dormer, whilst such extensions are not typically supported the dormer would be sited to the rear elevation and would not be afforded any visibility within the street scene, additionally such dormer extensions are commonplace along Simmondley New Road. Therefore, the proposed dormer is not judged to create an incongruous addition and would harmonise well within the proposed design and remodelling of the property.

With regards to the above the proposed development complies with Local Plan Policy EQ6, the Design Guide SPD and national policy outlined in 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.

The proposed extensions have been assessed to comply with the 45 degree rule to the adjacent properties of no.24 and no.28 Simmondley New Rd and consequently the proposals would not lead to any overshadowing or have an overbearing impact upon neighbouring occupiers in this regard.

The nearest properties to the front of the site would be 29m and 27m to the nearest dwelling to the rear of the property. With consideration to the privacy distances that would be retained the proposed development is deemed to not have any unacceptable impacts with regard to overlooking or a loss of privacy.

The proposed development would effectively create a two storey extension 0.75m from the boundary to no. 28 and built directly along the boundary to no.24, however the proposals are not judged to have an overbearing impact or be overly dominant as the design of the proposals would mean that there would not be any built elevation directly along the boundary at first floor level. Whilst the proposals would increase the height of the roof by 1.8m, this would match the height of the neighbouring property of no.24 and as such would not appear as overly dominant to this property. The increase in the roof height would result in the property being taller than the neighbouring property at no.28, however given the site topography which increases towards the west the proposed increase in roof height would mean that the property would only be marginally taller than the property at no.28 and not so much as to have any impacts upon the neighbouring amenity upon the occupiers of no.28.

The proposed development would not have any detrimental impacts upon residential amenity in accordance with Local Plan Policy EQ6, the Residential Design Guide SPD and national policy in the NPPF.

Highway Safety

The proposed development would increase the number of bedrooms from two to five. Comments received from DCC highways state that the site has one defined car parking space at present and *“The garage is proposed to be extended at the front; however, the proposed dimensions of the extended garage will remain below the recommended minimum and the extension will reduce the space available on the drive in front of the garage. Therefore the “proposed extensions and increase in bedroom numbers is likely to increase the parking requirements of the dwelling; however, no additional spaces are proposed.”*

DCC Highways do however not raise any objections given the “nature and character of Simmondley New Road, additional on street parking is not considered to have an unacceptable impact on highway safety”.

Appendix 1 of the High Peak Local Plan defines the parking requirements for new developments. Dwelling with 4 or more bedrooms are to provide 3 parking spaces per unit

Whilst it is noted that the site does not propose any additional parking and retains only one defined parking space, it is considered given the front garden area that sufficient parking space could be created to accommodate parking for 3 vehicles and the garage would provide suitable cycle storage in line with Policy CF6 of the Local Plan. Therefore as a consequence it is deemed that refusal on parking grounds would be unwarranted.

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. 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: 19/05/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council