

DELEGATED DECISION REPORT

HPK/2025/0433
Valid 03/11/2025

10 SUNNINGDALE DRIVE
GLOSSOP

PROPOSED TWO STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Impact upon Amenity
- Impact upon Highway Safety and Parking

DESCRIPTION OF SITE

The application site refers to a brick built, two storey detached dwelling located on Sunningdale Drive within the defined settlement boundary of Glossop. The site is afforded an existing rear conservatory extension.

The surrounding area comprises a mix of detached dwellings and terraced dwellings further to the south and east.

PROPOSAL

The application seeks full planning permission for a two storey rear extension. The proposed rear extension would replace the existing rear conservatory.

The proposed rear extension would measure 3m in depth from the original rear elevation and would have a depth of 9m extending across the entire width of the rear elevation of the existing dwelling. The proposed rear extension would comprise a dual-pitch roof with the eaves and ridge height matching that of the existing dwelling (5m and 7.5m respectively).

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/2001/0542: Rear conservatory (Approved 19/12/2001)

CONSULTATIONS

Publicity

Site Notice expiry date: 04/12/2025

Neighbour consultation period ends: 26/11/2025

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways (No Objection subject to Condition)

Further to previous comments and following the receipt of additional information on the parking provision, there are no LHA objections to the application.

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 be located wholly to the rear of the site and there are no public vantage points which would give view to the rear of the dwelling. As such the proposed extension would not have any adverse impacts upon the character of the street scene or the wider surrounding area.

The proposals would result in a large addition to the rear of the existing dwelling. Nonetheless the proposals would create a sympathetic and harmonious extension which is deemed to retain the existing character of the property and would not have any unacceptable impacts upon its appearance.

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.

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 rear extension has been assessed to comply with the 45 degree line to the neighbouring properties of 8 and 12 Sunningdale and as such would not create an overbearing addition or result in any detrimental impacts with regards to overshadowing and loss of daylight.

There are no properties to the rear of the site which overlooks open green fields in agricultural use. Consequently the proposed extension is not deemed to have any unacceptable impacts with regards to overlooking or lead to any loss of privacy.

Consequently, the proposed works are not judged to have any unacceptable impacts upon residential amenity in accordance with Local Plan Policy EQ6, Supplementary Planning Documents and the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Whilst the proposed works would not result in any increase in the number of bedrooms present, the existing dwelling is currently substandard in terms of its parking provision, providing only two off street parking spaces for a five bedroom property. The proposals also include an additional off-street parking space to be created to the front of the property and as such the proposals would increase the off-street parking provision of the dwelling which is supported.

The proposed development is not judged to have any unacceptable highway safety impacts in accordance with Local Plan Policy CF6 and would increase off-street parking provision to within the requirements as set out by Appendix 1 of the High Peak Local Plan.

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: 13/01/2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

