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PLANNING SUPPORTING STATEMENT

Proposed First-Floor Side Extension over Existing Garage & Garage Conversion

16 Carr Bank, Glossop, SK13 8TT

Applicant: Rachael & Michael Hughes

Prepared by: Figure8 Architects

1. Introduction & Proposal

This Planning Supporting Statement accompanies a householder planning application for the proposed first-floor side extension over the existing garage and conversion of the existing garage to form additional living accommodation at 16 Carr Bank, Glossop, SK13 8TT.

The purpose of this statement is to:

- Describe the application site and surrounding residential context;
- Explain the proposed development and design approach;
- Summarise the relevant planning policy and design guidance;
- Explain the proposed scale, form and continuous roof approach;
- Assess the relationship of the proposal with the existing dwelling and surrounding street scene;
- Consider the potential effects upon neighbouring residential amenity; and
- Support the principle and detailed design of the proposed householder development.

This statement should be read alongside the submitted application drawings and supporting documents.

2. Site & Surrounding Context

The application site comprises an existing detached two-storey dwelling at 16 Carr Bank, Glossop, SK13 8TT, situated within an established residential area.

The property is of traditional brick construction with a pitched tiled roof and incorporates a single-storey attached garage to the side. The principal elevation includes a number of articulated features, including projecting bay windows, an entrance porch and varied roof forms.

The dwelling is set back from Carr Bank behind an established front garden and driveway. To the rear, the property benefits from a private garden, which is retained up to the higher ground level towards Cross Cliffe, with open fields beyond, providing an open aspect to the rear of the dwelling.

Phone: 07545 325 469 | Email: lee@figure8architects.co.uk | Website: www.figure8architects.co.uk

Figure8 Architects
2 Ramsden Close, Glossop, Derbyshire, SK13 7BB.

The surrounding area is predominantly residential in character and comprises a variety of detached and semi-detached dwellings of differing scale, form and architectural treatment, including larger two-storey properties with continuous principal roof forms.

3. Planning Policy & Design Considerations

The proposal has been considered against the relevant policies of the High Peak Local Plan (2016) together with the Council's adopted supplementary design guidance. The principal considerations for this householder development relate to the design, scale and appearance of the extension, its relationship with the existing dwelling and surrounding residential character, and its effect upon neighbouring amenity. The 2016 Local Plan remains the adopted Local Plan, although the Council has commenced a review.

Policy EQ6 – Design and Place Making requires development to be well designed and to respect and contribute positively to the character, identity and context of High Peak, having regard to matters including scale, height, layout, appearance and materials. The policy also requires development to achieve an appropriate relationship with adjacent development and avoid unacceptable effects upon local character and residential amenity.

The High Peak Residential Design SPD (2005) provides specific guidance for domestic extensions. Chapter 9 establishes that extensions should be carefully designed in relation to the appearance of the existing house, neighbouring properties and the wider street scene, and should remain appropriately subordinate to the main form of the dwelling. It also requires consideration of neighbouring amenity, including the position of windows, orientation and changes in land level.

The Council's High Peak Design Guide SPD (2018) provides further guidance on extensions and alterations, including the need for additions to harmonise with the parent building and respect its dominance through their scale and massing.

Against this policy and guidance, the key design considerations for the proposal are therefore the scale and subordination of the extension, its roof form and relationship with the existing dwelling, the use of complementary materials, its contribution to the street scene and surrounding residential character, and the protection of neighbouring residential amenity.

4. Design Approach & Roof Form

The proposal has been developed to provide additional living accommodation while retaining and working with the established form and character of the existing dwelling. The existing garage is proposed to be converted to form a snug, with a new first-floor side extension above providing an additional bedroom.

The first-floor extension follows the footprint and recessed position of the existing garage, remaining set back from the principal front elevation. This setback provides a clear degree of subordination to the original dwelling and retains the legibility of its principal frontage.

A key consideration in developing the proposal has been the treatment of the roof. The scheme proposes to continue the existing principal roof over the first-floor extension, maintaining the prevailing roof pitch and using roof tiles to match the existing dwelling. The High Peak Residential Design SPD advises that extensions should be subordinate to the main form of the house and should seek to match the prevailing angle of the original roof. It also expressly identifies extending the main roof to the side as an appropriate approach to extending a roofline.

In this instance, it is considered that subordination is more appropriately achieved through the setback and positioning of the extension, rather than by introducing a separate lowered ridge. The existing front elevation is already articulated through projecting bay windows, the entrance porch and differing roof elements. Introducing an additional lowered ridge, eaves line and associated roof junction would add further visual complexity to the elevation. The continuous roof instead provides a

simpler and more coherent composition, while the recessed building line ensures that the extension remains visually secondary to the principal frontage.

The resulting form also responds to the varied character of the surrounding residential area, which includes larger two-storey dwellings with continuous principal roof forms. The proposal therefore represents a considered evolution of the existing dwelling which relates to both the host property and the wider residential context.

External materials are proposed to closely match the existing dwelling, including facing brickwork, concrete roof tiles, white uPVC windows and doors, fascias, soffits and rainwater goods. This further integrates the extension with the existing building and limits its visual prominence.

Overall, the approach is consistent with Local Plan Policy EQ6, which requires development to respond positively to its context and contribute to local character through matters including scale, height, appearance, materials and its relationship with adjacent buildings.

5. Residential Amenity

The proposal has been designed with consideration for the relationship with neighbouring residential properties and is not considered to result in any unacceptable loss of privacy, daylight or outlook.

The first-floor extension is positioned above the footprint of the existing side garage and remains set back from the principal front elevation. Its scale and positioning limit its visual impact when viewed from neighbouring properties.

Proposed windows are principally oriented to the front and rear, consistent with the established arrangement of windows within the existing dwelling and surrounding residential development. No new first-floor side-facing windows are proposed which would introduce additional direct overlooking towards neighbouring properties.

To the rear, the property benefits from an established garden extending towards the higher ground level and open fields beyond. The proposed rear-facing window therefore maintains the established front-to-rear orientation of the dwelling and is not considered to introduce an unacceptable overlooking relationship.

Overall, the proposal is considered to maintain an appropriate relationship with neighbouring properties and to safeguard existing levels of residential amenity.

6. Conclusion

The proposal represents a proportionate extension and improvement to the existing dwelling, providing additional living accommodation through the conversion of the existing garage and construction of a first-floor side extension above.

The design responds positively to the established character of the property. The extension remains subordinate through its recessed position relative to the principal frontage, while the continuation of the existing roof pitch and use of matching external materials provide a coherent and integrated addition. The continuous roof form avoids introducing unnecessary additional roof lines and junctions to an already articulated front elevation and reflects the scale and form of larger dwellings found within the surrounding residential area.

The proposal is not considered to result in any unacceptable effect upon neighbouring privacy, daylight, outlook or wider residential amenity.

Overall, the development is considered to represent an appropriate and well-integrated addition to the dwelling, consistent with the relevant principles of the High Peak Local Plan and adopted residential design guidance, and planning permission is therefore respectfully sought.