

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

22nd February 2021

Application No:	HPK/2020/0508		
Location	27 Thomas Street, Glossop		
Proposal	Proposed ground floor rear extension to replace existing conservatory and a first floor side extension above existing garage (to be rebuilt).		
Applicant	Mr and Mrs G Wharmby		
Agent	Mr Alan Sorah		
Parish/ward	Old Glossop Ward	Date registered	23/11/2020
If you have a question about this report please contact: Mark Ollerenshaw, Tel. 01538 395400 extension 4921, mark.ollerenshaw@highpeak.gov.uk			

1. SUMMARY OF RECOMMENDATION

APPROVE with conditions

1. REASON FOR COMMITTEE DETERMINATION

- 1.1 This application has been brought before the Development Control Committee because the applicants are elected members of High Peak Borough Council.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 This application relates to an end terraced two storey dwelling situated on the eastern side of Thomas Street which is a cul-de-sac to the south of Sheffield Road, Glossop. The property, which fronts directly onto the footway, includes an attached garage/domestic workshop and driveway to the side and a garden to the rear.
- 2.2 The site is within a residential area and the built-up area boundary of Glossop.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 This application seeks permission for a two storey side extension following demolition of the existing attached garage/workshop and porch, together with a single storey rear extension to replace the existing rear conservatory.
- 3.2 The proposed extensions would provide a new garage, kitchen and orangery on the ground floor with new bedrooms above. Due to the

internal alterations proposed to its layout, the property would remain as a 3 bedroom unit.

3.3 The application, the details attached to it and the plans, together with the responses of the consultees, can be found on the Council's website at:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=244090>

4. RELEVANT PLANNING HISTORY

None.

5. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S5 Glossopdale Sub Area Strategy
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

National Planning Policy Framework

- Paragraph 2 – 14
- Chapter 9 Promoting sustainable transport
- Chapter 12 Achieving well-designed places

Supplementary Planning Documents

- High Peak Design Guide 2018
- Residential Design SPD 2 Adopted December 2005

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 22/12/2020
Neighbour letters	Expiry date for comments: 16/12/2020
Press Notice	N/A

Neighbours

6.1 No representations have been received.

Consultee	Comment	Officer response
DCC Highways	Given that streetview images show a dropped kerb crossing of	Paras 7.17 – 7.21

	<p>the footway across the frontage of the garage, it's assumed that the existing workshop/ store has permitted use as a garage and therefore, whilst exit visibility and pedestrian intervisibility will be compromised by the building, it's unlikely that any objections to the proposals on highway Grounds could be sustained. Notwithstanding, the proposed garage door will need to be of a type that does not involve opening out over the existing highway.</p>	
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7. POLICY AND PLANNING BALANCE

Planning Policies

7.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

7.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan currently consists of the High Peak Local Plan Policies Adopted April 2016.

7.3 Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7.4 Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

7.5 The presumption in favour of sustainable development is reflected in Local Plan policy S1, where it states that the Council expects all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. Policy S1a sets out how the Council will work with applicants to secure development that improves the economic, social and environmental conditions of the area.

Principle of Development

7.6 The application site lies within the built-up area boundary of Glossop. Accordingly, the general principle of extending a dwelling is acceptable, subject in this case to matters relating to design, amenity and highway safety, which are discussed in detail below.

Design – Impact on the street-scene & character and appearance of the area

7.7 Section 12 of the NPPF aims to ensure that developments function well and add to the overall quality of the area and are visually attractive. Local plan policy EQ6 requires that all new development should be well designed and be of a high quality that responds positively to the environment. The High Peak Design Guide requires extensions to respect the dominance of the original building and be subordinate in terms of size and massing.

7.8 The existing side extension is located in a prominent position on the end of the building and is somewhat unsightly having a flat roof and finished in render to the side elevation with a glazed porch which do not match the rest of the original building, which is a traditional stone terrace property.

7.9 The proposal is to rebuild the garage/kitchen extension and then construct a first floor side extension above which would be built in stone and slate to match the existing building. As is the case with the existing garage, the new garage would be built flush with the front elevation of the original dwelling. However, the first floor extension above would be set back 900mm from the original front elevation and the pitched roof would also be slightly recessed from the existing main roof. The extension would therefore appear as a subordinate addition to the original building. The new first floor windows to the front and rear of the extension have been designed to have a vertical emphasis with stone heads and cills to match the existing windows to the property. Overall, this proposal represents a visual improvement to the property and the street scene as it will replace the existing unsympathetic side extension with a well-designed extension which better reflects the character of the original building.

7.10 The proposed single storey rear extension will replace the existing conservatory and extend across the rear of the original property and the new

side extension. With a lean-to roof and natural stone and slate finish to match the existing building, this extension is also considered to be sympathetic to the original building. It is noted that the two terraced properties immediately to the north of the site (Nos. 23 and 25) already have single storey rear extensions of a similar design to the current proposal.

7.11 As such, this application is considered to accord with Local Plan Policy EQ6, the High Peak Design Guide and section 12 of the NPPF in this regard.

Amenity

7.12 Paragraph 127 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

7.13 In relation to the impact on the attached neighbouring occupier immediately to the north, No. 25 Thomas Street, this neighbouring property has been extended to the rear with a single storey extension which projects approx. 2.8m from the original rear wall. The neighbour's extension does not contain any side facing windows and the window to the rear of it would not be affected by the proposed single storey rear extension as this would project the same distance from the rear as the neighbour's extension and a gap will be maintained between the two extensions to enable continued access to the alleyway between the two properties.

7.14 The neighbouring property on the opposite (western) side of Thomas Street, No. 28, will face towards the proposed side extension and be approx. 14m away. Although this separation is well below the recommended 21m separation distance between facing windows, this street is characterised by terraced properties which face towards each other at close range. There is already a degree of overlooking between the existing windows to the front of the application property and No. 28 (and other properties opposite) and the side extension would be unlikely to significantly worsen this situation.

7.15 Neighbouring properties to the rear (east) and other side (south east) of the site would not be significantly affected by the proposed side or rear extensions given that these are off-set relative to the application property and there are established shrubs etc in between which will filter views of the extensions from these neighbouring properties. Furthermore, a separation distance of c.20m would be maintained to these dwellings.

7.16 The proposed development is therefore considered to be acceptable and will not result in any undue harm to the amenity of neighbouring properties. The proposal is in accordance with the provisions of Local Plan Policy EQ6 and paragraph 127 (f) of the National Planning Policy Framework.

Parking and Access

7.17 Paragraph 102 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy CF6 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

7.18 Following construction of the proposed extensions the property would remain as a 3 bed dwelling, and therefore the proposals would not require an increase in off road parking provision on the site. In any case, the property is sustainably located within relative close proximity of the services and facilities available in Glossop Town Centre, and is readily accessible to public transport, including Glossop Railway Station and regular bus services operating along Sheffield Road.

7.19 The Highway Authority comments that a dropped kerb crossing of the footway across the frontage of the existing workshop/garage has been installed. On the basis that the existing workshop/garage has permitted use as a garage, Highways advise that although exit visibility and pedestrian intervisibility will be compromised by the new extension, it is unlikely that any objections to the proposals on highway grounds could be sustained. It is clear from historic images that the both the dropped kerb and the existing garage have been in-situ for many years and would be considered lawful. Therefore, taking into account the existing situation, the proposed extension would not result in any additional impact on highway safety.

7.20 Highways advise that the proposed garage door will need to be of a type that does not open out over the existing highway. This requirement can be secured by way of a condition attached to the recommendation.

7.21 It is concluded that there would be no adverse, or 'severe', impact on highway safety and the proposal thereby complies with the provisions of section 9 of the NPPF and Local Plan policy CF6.

Planning Balance & Conclusion

7.22 At the heart of the NPPF is a presumption in favour of sustainable development. In accordance with paragraph 11 of the NPPF, this means that local planning authorities should positively seek opportunities to meet the development needs of their area and approve development proposals that accord with an up-to-date development plan without delay.

7.23 The proposals are considered to be acceptable in terms of their appearance and design and will not be harmful to the amenity of neighbouring properties or highway safety. This application is considered to accord with the relevant policies contained in the High Peak Local Plan 2016 and the National Planning Policy Framework. Accordingly it is recommended that planning permission be granted.

8. RECOMMENDATIONS

A. APPROVE, subject to the following conditions;

Condition number	Brief description	Comment
TL01	3 year commencement of development	
AP01	Approved plans	
DE03	Matching materials	
NSTD	The new garage door shall be of a type that does not open out over the existing highway and shall be retained as such in perpetuity.	

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

Location plan



Location Plan 1:1250