

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 16th August 2021

Application No:	HPK/2021/0266	
Location	10 The Croft, Hadfield, Glossop	
Proposal	First Floor Side Extension	
Applicant	Mr Jason Hughes	
Agent	Mr Alan Dearden	
Parish/ward	Tintwistle Ward	Date registered 6 th May 2021
If you have a question about this report please contact: James Stannard, Tel. 01298 28400 extension 4298, james.stannard@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 due to the applicant being an employee of High Peak Borough Council.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to No.10 The Croft, Hadfield, a two storey three bedroom semi-detached residential property finished in a dark red brick with a tiled roof.
- 2.2 The dwelling benefits from what was a garage now shown on the existing plans to be used for storage on its southern elevation, accessed via a private driveway. To the front of the dwelling is an area utilised for off-street parking provision. To the rear of the dwelling is an area of amenity space that is staggered in response to the rise in ground levels.
- 2.3 The site is bounded to the south by No.8 The Croft and to the north is No.12 which forms the other half of the semi-detached block. The public highway stands to the west, whilst beyond the rear boundary to the east is No.3 Lodge Bank.
- 2.4 The site lies within the built-up area boundary and is not constrained by any statutory designation.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 This application seeks planning permission to construct a first floor extension above the existing garage/store to serve as an additional fourth bedroom with en-suite bathroom to the rear.
- 3.2 The plans show the extension to have a consistent depth and width with the existing garage/store, being constructed of materials to match those used in the main house. A revised plans have been received showing the provision of three off car parking spaces, two spaces to the front of the property and the third space in the existing garage.
- 3.4 The planning application can be viewed online at the following link <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=247591>

4. RELEVANT PLANNING HISTORY

- 4.1 The site has not been subject to any planning history.

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 Glossop Sub-area Strategy
EQ6 Design and Place Making
CF6 Accessibility and Transport

Supplementary Planning Documents

- High Peak Residential Design Guide SPD (2005)
High Peak Design Guide SPD (2018)

Revised National Planning Policy Framework 2019

- Achieving Sustainable Development Chapter 2
Promoting Sustainable Transport Chapter 9
Achieving Well Designed Places Chapter 12

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 16 th July 2021
Neighbour letters	Expiry date for comments: 4 th June 2021
Press Notice	Expiry date for comments: N/A

Neighbours

6.1 No letters of objection/support have been received neighbouring properties.

Consultees

6.2 The following table shows the comments received from relevant statutory consultees in connection with the original and revised plans.

Consultee	Comments
DCC Highways Authority	No objections subject to the applicant demonstrating and maintaining adequate off-street parking space clear of any obstructions to its designated use
Ward Councillor Baker	No objections subject to appropriate measures taken to preserve residential amenity

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 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 NPPF explains that at the heart of the Framework is the presumption in favour of sustainable development. For decision makers this means that when considering development proposals which accord with the development plan, they should be approved without delay, but where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Principle of Development

- 7.4 The application seeks planning permission for an extension to an existing residential property that lies within the built-up area boundary of Hadfield. Policy S2 sets out that new development will be directed towards the most sustainable locations. Hadfield is identified as a “larger village” where development which meets local needs will be supported.
- 7.5 As such, the principle of development is considered acceptable, subject to all relevant material considerations.

Design, Character and Appearance

- 7.6 LP Policies S1 and EQ6 sets out the design principles for new development in the Borough, requiring proposals to respond well to existing development and contribute positively to the surrounding area. Chapter 12 of the NPPF emphasises the importance of good design.
- 7.7 The High Peak Residential Design Guide SPD (2005) and Design Guide (2018) provides further guidance for domestic extensions and alterations. Extensions are required to read as subordinate and secondary structures and to reflect the character and appearance of the main dwelling by way of visual appearance.
- 7.8 The existing dwelling comprises a semi-detached dwelling constructed in a dark red brick that is characteristic of the majority of other properties in the street.
- 7.9 The proposed first floor extension is shown to have a consistent width and depth with the existing single storey garage/store and shows the front elevation to be set back behind the principal elevation of the main house by approximately 600mm. In addition, the ridgeline of the proposed extension is shown to be set down from that of the main house which together allows the new extension to be clearly distinguished from the original house.
- 7.10 The extension would almost infill the gap between the application site and neighbour to the south number 8 The Croft. However, a gap of 0.8m would be retained between the dwellings to ensure that any terracing effects are minimised. The adjoining property at number 12 has also been extended to the side with a first-floor extension, therefore the proposed extension would balance the pair of semi detached properties when viewed in the street scene. The proposed extension is considered to comprise a proportionate, balanced addition that reads as a subordinate and secondary structure comparable to the main house. It respects the existing character and appearance of the house and wider street scene with regards to the choice of materials.

7.11 Overall it is considered that the extension would not harm the visual character of the street scene and therefore the application complies with the design principles set out under LP Policies S1 and EQ6, supplementary design guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Residential Amenity

7.12 LP Policy EQ6 requires development to achieve a satisfactory relationship with adjacent development and to not cause unacceptable effects to residential amenity which includes visual intrusion, overlooking, noise, light pollution or loss of privacy. Chapter 12 of the NPPF emphasises the need for development to respect the amenity of existing and future occupiers.

7.13 The High Peak Residential Design Guide SPD requires extensions to be designed in a way that preserves the residential amenity of neighbouring properties, having regard to the relationship between existing and proposed development, and the positioning of windows. Habitable windows should be separated by a minimum of 21m.

7.14 The site is bounded on three sides by residential properties. To the south stands No.8 The Croft, to the north stands No.12 The Croft (the other part of the semi-detached block) whilst to the east beyond the rear boundary is No.3 Lodge Bank.

7.15 The proposed first floor extension would not protrude beyond the existing front or rear elevation of the main house. It is considered that the occupiers of No.8 would not experience any adverse impacts with regards to overbearing impacts, due to the size and scale of the extension. Moreover number 8 does not have any windows in their side elevation, and none are proposed in the side elevation of the extension. As such the extension would not cause any loss of amenity to number 8 The Croft by way of loss or privacy, overlooking, or loss of sunlight.

7.16 Due to the proposed first floor extension being located on the opposite side of the house to No.12 and the siting of the extension not extending beyond the front or rear elevation of the main house, it is considered that this neighbouring property would not experience any adverse impacts relating to any aspect of relating to residential amenity.

7.17 The rear boundary is defined by mature vegetation that restricts views into and out of the site. Number 3 Lodge Bank is positioned 19m to the east of the property. Given that the rear elevation of the proposed extension would not extend beyond the existing house, and the presence of boundary treatment, the amenity of No.3 Lodge Bank to the east would not be affected.

- 7.18 For similar reasons, the introduction of a first floor front facing habitable window would not impact on neighbouring properties on the opposite side of The Croft as the minimum 21m required by the Residential Design Guide SPD would be maintained.
- 7.19 Having regard to the above, it is concluded that the proposed extension would preserve the residential amenity of all neighbouring properties in accordance with LP Policy EQ6, the Residential Design Guide SPD, and relevant paragraphs within Chapter 12 of the NPPF.

Parking Provision and Highway Safety

- 7.20 LP Policy CF6 requires that new developments are located where the highway network can satisfactorily accommodate traffic generated by the development and requires development to provide adequate levels of off-street parking in accordance with the guidelines set out under Appendix 1 of the Local Plan.
- 7.21 Paragraph 110 of the NPPF requires applicants to demonstrate that a safe and suitable access can be achieved for all users. Paragraph 111 goes on to state that applications should only be refused on highway grounds where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.22 The existing property has 3 x bedrooms, with the proposed extension adding a fourth bedroom. Guidance contained under Appendix 1 of the Local Plan requires the applicant to demonstrate that a minimum of 3 x parking spaces can be provided within the domestic curtilage. The Highways Authority have no objections subject to appropriate parking provision being demonstrated.
- 7.23 Concerns were initially raised by officers in connection with a lack of off-street parking provision, given that the former garage has been converted to storage and that there only appeared to be one off street parking space on the driveway that measured the required dimension of 2.4m x 5.5m.
- 7.24 The applicant has submitted a revised site and floor plans showing the provision of 3 off road parking spaces which includes the re-use of the garage, with a second space directly in front, and a third in front of the ground floor habitable window. The garage and other parking spaces meet the minimum dimensions of a parking space, although the third space in front of the house falls marginally short, being 4.7m in length and thus not technically a standard sized parking space.
- 7.25 Whilst the application technically fails to provide adequate parking spaces having regard to Appendix 1 of the Local Plan, photograph evidence taken at the time of a site visit confirms that the substandard space is already utilised for off-street parking provision. Coupled with

the fact that the site is located within the built-up area boundary and within walking distance of everyday services and facilities, it is considered that in this case, the minor conflict with LP Policy CF6 is not sufficient to warrant a reason for refusal in connection with potential impacts on highway safety.

Conclusions/Planning Balance

- 7.26 The application seeks permission for a first-floor side extension at No.10 The Croft, Hadfield
- 7.27 Further to ongoing discussions between officers and the applicant, revised site and floor plans have been submitted which show the reinstatement of the ancillary garage and sufficient off-road parking to serve the dwelling. Moreover, the size, scale, design and use of materials in the extension would complement the character of the property and would not have any adverse impact on the street scene. The development therefore meets the requirements of the relevant development plan policies, supplementary planning guidance and the National Planning Policy Framework and thus constitutes sustainable development.
- 7.28 In line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

8. RECOMMENDATIONS

A. That planning permission be GRANTED subject to the following conditions:

1. Time Limit 3 years
2. Development carried out in accordance with approved plans
3. Development to be constructed in matching materials
4. Provision of three off road parking spaces.

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 Operations Manager – 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.

Site Plan

