

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 12th December 2022

Application No:	HPK/2022/0407	
Location	6, Bowland Road, Simmondley, Glossop, Derbyshire, SK13 6PF	
Proposal	Proposed garage conversion with extension to rear and replacement extension to existing conservatory	
Applicant	Mr M Greenhalgh	
Agent	Planmart Ltd	
Parish/ward	Simmondley	Date registered 7 th October 2022
If you have a question about this report please contact: Declan Cleary,		

1. SUMMARY OF RECOMMENDATION

Approve, subject to conditions

1. REASON FOR COMMITTEE DETERMINATION

- 1.1 This application has been brought before the Development Control Committee as the applicant is a close relative of Councillor Greenhalgh.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site lies within the development boundary for Glossop as defined by the Local Plan policies map. The site relates to a two storey semi-detached property which is located within a predominantly residential area. The dwelling has a flat roof garage attached to its side which is linked to a garage of an adjacent dwelling. The site is accessed via a driveway from Bowland Road to the front and benefits from private amenity space to the rear.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 This application proposes the conversion of the existing garage. The conversion includes an extension to the rear of the garage and the inclusion of a dual pitched roof. The garage conversion would provide a snug and utility room.
- 3.2 The proposals also include the replacement of the rear conservatory with a single storey extension which would be on the same footprint as the existing conservatory.

3.3 Details of the application can be found at <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=257094>

4. RELEVANT PLANNING HISTORY

4.1 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

Supplementary Planning Guidance/Documents

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

National Planning Policy Framework 2021

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: 24 th November 2022
Neighbour letters	Expiry date for comments: 9 th November 2022
Press Notice	Expiry date for comments: N/A

Neighbours

6.1 None received.

Consultee	Comment
DCC Highways	No highway safety comments to make.

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), Supplementary Design Guidance, and the 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 proposes householder development to a property which is located within the settlement of Glossop as defined by the Local Plan Policies Map which lies within the Glossopdale sub area. Within such locations and under policies S2 and S5 extensions to dwellings are acceptable, as a matter of principle.
- 7.5 As such, the principle of development is supported, subject to all other material planning considerations. The main considerations in this instance are whether the design is appropriate, whether any amenity issues would arise, and whether there would be an impact upon highway safety.

Design Character and Appearance

- 7.6 Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high

quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

- 7.7 Further guidance for extensions is contained within the High Peak Residential Design Guide SPD (2005) and the Design Guide SPD (2018). The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension should result in a dwelling which is well designed in itself. The Design Guide SPD (2018) at paragraph 5.5 states that extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing.
- 7.8 The NPPF also seeks to deliver high quality design in development and, at paragraph 134, states that development which is not well designed should be refused.
- 7.9 The application proposes the conversion of the existing garage and includes the addition of a pitched roof over the existing flat roof. The proposals include the bricking up of the existing front porch and repositioning of the front door. The proposed alterations to the dwelling are considered to be sympathetic to the character and appearance of the host dwelling, and through the removal of the flat roof garage roof would represent a visual enhancement to the host dwelling.
- 7.10 The proposed pitched roof garage would result in a contrasting roof design with its adjacent flat roof garage which is attached to the proposed garage. While this would result in an unconventional relationship, it is noted that a similar arrangement can be observed in the immediate area at No. 31 Bowland Road and it is not considered that this arrangement is out of character with the area, neither is it considered that this would be so harmful to the street scene to resist the development.
- 7.11 The proposed rear extension would replace the existing conservatory on the same footprint. The scale and parameters of this extension would be similar to existing, albeit of a more substantial construction. The design approach is sympathetic to the host dwelling and would not cause harm to the character and appearance of the host dwelling. Views of the rear extension are limited to private areas and would not cause harm to the character and appearance of the street scene or the surrounding area in general.
- 7.12 Provided appropriate materials are used, the design and appearance of the extension is considered to be compatible with the host dwelling. Accordingly, it is considered that the development complies with the

relevant policies in the adopted Local Plan and Supplementary Planning Guidance.

Residential Amenity

- 7.13 Policy EQ6 requires development 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.
- 7.14 The Residential Design SPD states, at paragraph 9.2, that extensions should *“be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties. They must have regard to the orientation of adjacent homes, the number and position of windows and land levels. Excessive overshadowing of neighbouring habitable rooms windows, glazed doors and private garden/amenity areas should be avoided.”* At paragraph 9.3.1 the SPD states *“an extension should not unduly reduce outlook from a main habitable room window or produce a tunnelling affect. To prevent this, extensions affecting neighbouring property should not normally extend more than 2.5 m from the rear of the affected home”*.
- 7.15 Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.
- 7.16 The proposed increase in height of the garage through the addition of the pitched roof would be visible from No.4 Bowland Road. However, the extension would not be directly opposite principal openings of that property to result in a harmful outlook or a loss of daylight to habitable rooms. Furthermore, given the relationship with the amenity space with that property, and the extent of amenity space that No.4 enjoys, it is considered that the proposals would not result in any overbearing or overshadowing to their private amenity space.
- 7.17 With regard to the relationship with No.8 Bowland Road, the adjoining property, as observed previously the footprint of the development would remain as existing whilst the height and proportions would remain similar. The extension would however be more substantial than existing. To the rear of No.8, along its boundary is a conservatory extension of similar projection. The relationship with this property would be largely as existing and as such it is unlikely that the proposals would result in an adverse impact on amenity through loss of daylight, overshadowing or overbearing. The development would therefore meet the terms of Policy EQ6 and the guidance set out in the Residential Design supplementary planning document.

Access, Parking Provision and Highway Safety

- 7.18 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. Appendix 1 of the Local Plan contains parking guidance for all types of development including residential dwellings. Parking levels are commensurate with the number of bedrooms within a property.
- 7.19 Paragraph 110 of the NPPF states that in assessing applications for development, a safe and suitable access should be achieved for all users. Paragraph 111 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.20 The proposal would not increase the number of bedrooms. However, the development does result in the conversion of the existing garage, and therefore a loss of a parking space. The property benefits from two off street parking spaces which is sufficient to serve the three bedroom dwelling as required by Appendix 1. No objections on highway safety grounds have been raised by DCC Highways.
- 7.21 As such, and having regard to comments from the Highways Authority, it is considered that the application does not raise any highway safety concerns and would comply with LP Policy CF6 and paragraph 110 of the NPPF.

Planning balance & Conclusion

- 7.22 LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).
- 7.23 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:
- 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
 - 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.

7.24 The application seeks consent for a number of extensions to a dwelling which lies within a predominantly residential area. It is considered that the proposals do not raise any design, residential amenity or highway safety concerns. The development would comply with the policies contained within the Development Plan and guidance within the NPPF and as such it is recommended that the application be approved.

8. RECOMMENDATIONS

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

- 1. Standard time limit – 3 years**
- 2. Approved plans**
- 3. Materials to match the host dwelling**

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/informative/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.

Site plan

