

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

20th May 2024

Application No:	HPK/2024/0145	
Location	21, The View, Glossop, Derbyshire, SK13 7ET	
Proposal	Internal alterations to form study space with new window on south gable elevation	
Applicant	Mr Booth	
Agent	High Peak Architects Ltd	
Parish/ward	Dinting Ward	Date registered 08/04/2024
If you have a question about this report please contact: Pet Twigg tel: 07525705997 p.twigg@planningangel.co.uk		

REFERRAL

The application is brought before the Development Control Committee because the applicant is an employee of the Council.

1. SUMMARY OF RECOMMENDATION

Approval with conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application property is a two storey, modern end of terrace dwelling within a small linear housing development that sits parallel to Dinting Road and accessed off Dinting Lane.
- 2.2 For the purposes of the Local Development Plan, the site lies within the built-up area and is not constrained by any sensitive statutory designation.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 This application seeks planning permission for the insertion of a first floor window, positioned on the South elevation facing the railway line. The window will serve a small box room to be used as a study. The window will measure 600mm x 1300mm, be surrounded by a stone jamb and will contain a grey upvc to match the existing windows.
- 3.2 All other works are internal, make no material change to the external appearance of the building and do not constitute development.

3.3 The application can be viewed online using the following link:
<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=219091>

4. RELEVANT PLANNING HISTORY

4.1 HPK/2016/0224 – Proposed construction of 20 houses including associated infrastructure and landscaping – Approved 16/06/2017.

HPK/2015/0424 – Proposed Construction of 14 new 4 bedroom houses and associated infrastructure and landscaping – Refused 23/02/2016

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 High Peak Local Plan (Adopted 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

5.2 Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design Guide 2005

5.3 National Planning Policy Framework (2023)

12: Achieving well-designed places

6. CONSULTATIONS CARRIED OUT

Public Consultation expiry date: 10/05/2024

Site Notice expiry date: n/a

Public Comments

No comments at the time of writing.

Town / Parish Comments

N/A.

7. OFFICER COMMENT AND PLANNING BALANCE

Principle of Development

- 7.1 Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.
- 7.2 The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.
- 7.3 Local Plan policy S5 identifies Glossop within the Glossopdale sub area where there is support in principle for a range of developments including housing and employment related proposals. The proposals require planning permission because permitted development rights were removed in respect of all alterations to dwellinghouses under HPK/2016/0224. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design and visual impact and the impact on neighbour amenity.

Design & Visual Impact

- 7.4 Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.
- 7.5 The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.
- 7.6 The Council's Design SPD outlines the Council's expectations in respect of design and states that alterations should harmonise with the parent building and respect the dominance of the original building and be subordinate to it in terms of its size and massing.
- 7.7 The proposed new window positioned on the southern elevation that faces the railway lines and the countryside beyond, is to be finished in materials to match the existing fenestration. In terms of design, the new window would have jamb surrounding the window which would reflect the character of the existing fenestration found at the property. Due to the positioning, the new window will not be readily visible from the public realm. Accordingly, it would not be out of character with the host dwelling or wider street scene.
- 7.8 The development is therefore considered to be in accordance with Policies S1 and EQ6 of the High Peak Local Plan, the guidance contained within the Residential Design SPD, High Peak Design Guide, and Section 12 of the National Planning Policy Framework.

Amenity

7.9 High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on the conservation area character and amenity.

7.10 Due to the positioning of the new window on the south gable end of this property, the outlook is away from any neighbouring residential properties. It would overlook the Glossop to Manchester railway line, with the closest neighbours being on the other side of the railway, some 50m to the south. It is evident that there would be no visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution, or other adverse impacts on the amenity of surrounding neighbours.

7.11 The development is therefore considered to be in accordance with Policies S1, and EQ6, the guidance contained within the Residential Design SPD, High Peak Design Guide, and Section 12 of the National Planning Policy Framework.

8 PLANNING BALANCE

8.1 For the reasons outlined above, the development proposed has no adverse impact on the public realm and does not adversely harm the amenity of neighbours.

9 RECOMMENDATION

A. APPROVE subject to conditions as follows;

1. 3 Year Time Limit

2. Approved Plans

3. Matching Materials

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 Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Location Plan

