

DELEGATED DECISION REPORT

HPK/2024/0491
Valid 12/02/2025

17 CHURCH STREET
HADFIELD
GLOSSOP

REPLACE EXISTING REAR
KITCHEN EXTENSION AND
EXTEND ACROSS THE FULL
REAR OF HOUSE TO CREATE
AN OPEN PLAN KITCHEN
DINING AREA AS EXISTING IS
NOT FIT FOR PURPOSE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to a traditional stone semi-detached property located on Church Street in Hadfield. The site lies within the established settlement boundary of Glossop. The site comprises a single storey concrete block and render rear extension and also features a ginnel to provide access to the rear of the property. The site is afforded a modest front amenity space with the properties along Church Street set back from the highway.

The surrounding area predominantly comprises traditional stone terraced and semi-detached dwellings akin to the application site.

PROPOSAL

The application seeks planning permission for a single storey rear extension which would replace the existing extension. The proposed extension would comprise a flat roof and two raised skylights.

The extension hereby proposed would measure 4.3m in depth and 5.1m in width and replaces the existing 3.8m x 4.3m extension. The proposed extension would have a maximum height of 3.2m. The proposed materials would comprise a concrete block construction with a render finish to the side elevations as per the existing extension and stone to the rear elevation, to match the host dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving Well Designed and Beautiful Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS – N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 20/03/2025
Neighbour consultation period ends: 19/03/2025
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

N/A.

Derbyshire County Council Highways (No Objections)

DCC has no objections as there appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an extension to an existing residential property that lies within the built up area boundary for Glossop, which is identified as a Market Town under the High Peak Local Plan (2016).

The site is not constrained by any sensitive statutory designations and given the nature of the proposed development is deemed to be acceptable in principle subject to an assessment of material considerations such as design and residential amenity which are discussed in greater detail below.

Design

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

The proposed development would essentially widen the existing extension across the entire built rear elevation of the host dwelling. The proposals would remain subordinate and subservient to the original dwellinghouse and would not have any adverse impact upon its character. The proposals would not be viewable within the street scene and as such are not judged to have any impact upon visual amenity or be of detriment to the character of the surrounding area.

The proposed extension would comprise a flat roof, the Residential Design Guide (2005) seeks to avoid flat roofed extensions as *"In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided."*

Nonetheless, the proposed extension is located wholly to the rear of the site, would not be viewable within the street scene and would replace an existing flat roof rear extension. Therefore, with consideration to this the proposed flat roof would have no greater impact upon the design and character of the existing property than the existing arrangement.

With consideration to the above, the proposed development is judged to be of an acceptable design and would not have any detriment to visual amenity. The proposals comply with Local Plan Policy EQ6, SPD's and the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

The proposed extension would have a depth of 4.3m from the original rear elevation of the existing property. In order to reduce the impact upon the adjoining neighbouring occupier of no.19, the proposed side extension would be set in from the boundary line by 0.85m. Whilst the proposed extension would still breach the 45 degree line to the nearest window in the rear elevation of no.19, this window serves a porch extension and therefore does not constitute a habitable room. Therefore, the proposed extension is not judged to have any detriment to overshadowing and would not be overbearing in its nature. Number 15 to the north has been extended to the rear with two storey and single storey rear extension. There would be no breach of the 45 degree line, and therefore the extension would not affect this neighbour.

The proposed extension is of a single storey only and the properties located to the rear of the site are in excess of 50m. As such the proposals would not have any adverse impacts with regards to overlooking or a loss of privacy.

The proposals would not have any unacceptable impacts upon residential amenity in accordance with Local Plan Policy EQ6, SPDs and the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework.

Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 03/04/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council