



High Peak Borough Council

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Application number

HPK/2025/0095

Site location

Rowan House
Highgate Road
Hayfield

Proposal

Single storey side extension and new, larger rear window opening

Conservation Advice

Date: 15/04/2025

Heritage Asset: Hayfield Conservation Area

Summary of Significance

Rowan House is a detached dwelling located within the Hayfield Conservation Area. Although the dwelling is of relatively modern construction (c.1980s) the dwelling successfully incorporates the local material pallet.

Assessment and Impact

The proposal relates to the 'courtyard' which is enclosed on 3 sides by the 'u' shaped form of the host dwelling. It is proposed to remove the existing canopy and construct a single storey glazed rear extension. Glazed extensions are not typically accepted within the conservation area. However as the proposed extension will be enclosure on three sides it is unlikely to be viewed from any public vantage points outside of the application site. As such is considered acceptable in this case in regards to conservation.

It is also proposed to enlarge the ground floor window serving the lounge. This window is currently a 2 bay casement window. It is proposed to add an additional bay, creating 3 casement windows. This is in keeping with other windows on the host dwelling and as such is acceptable.

Conclusions and Recommendations

In conclusion, the proposed extension will not be viewed from outside of the application site and as such will not harm the conservation area. Furthermore the proposed window alteration are in keeping with the existing fenestration pattern of the host dwelling. Overall there are no heritage objections.

Conservation Officer: Rachel Robinson
High Peak Borough Council