

DELEGATED DECISION REPORT

HPK/2025/0042
Valid 11/02/2025

56 ASHLEY DINTING ROAD
GLOSSOP

REMOVAL OF 1NO. CHIMNEY
TO ROOF.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site relates to a two storey detached property located on Ashes Lane access directly from Dinting Road. The site is within the established settlement boundary of Glossop. The dwelling is set back from the highway and comprises a front garden of a steep gradient, rear garden area and a detached garage. The surrounding area predominantly comprises detached and semi-detached properties which are not strictly uniform in design or the use of materials.

PROPOSAL

The application seeks planning consent for the removal of an existing chimney stack located directly along the ridge of the existing property. The proposals do not seek to replace the chimney stack with the existing chimney to be removed from above roof level, closed with new rafters, membrane, slate battens and natural slate ridge tiles to match the existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

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

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: 22/04/2025

Neighbour consultation period ends: 12/03/2025

Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

N/A.

Derbyshire County Council Highways (No Objection)

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 alteration to an existing residential property that lies within the built up area boundary for Glossop, which is identified as a Market Town under Policy S2 of 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 proposals would not increase the built footprint of the site with permission sought only for the removal of an existing chimney stack. The chimney would be removed from roof height, closed off and finished with natural slate and ridge tiles to match those of the existing property. Considering that the proposed works would use materials to match those of the existing roof this is supported and considered to be appropriate. It is also noted that two other chimneys would remain on the property, which adds to the character of the roofscape.

With consideration to the above, the proposed development is deemed to be comply with Local Plan policy EQ6, the Design Guide SPD and national policy in 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.

Neighbours are located to the east, west and south of the site. The application does not propose to increase the built footprint of the site. With consideration to the nature of the proposal, the removal of a singular chimney stack is judged to not have any impacts upon residential amenity.

Consequently the proposed development would accord with High Peak Local Plan Policy EQ6, The Design Guide SPD 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: 22/04/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council