

DELEGATED DECISION REPORT

HPK/2025/0061
Valid 28/02/2025

10 ROUND HILL CLOSE
HADFIELD
GLOSSOP

PROPOSED SINGLE STOREY
REAR EXTENSION AND FIRST
FLOOR FRONT EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design character and appearance
- Impact upon residential amenity
- Principle of the development

DESCRIPTION OF SITE

The application site comprises an end of terraced two-storey dwelling located on the Round Hill Close cul-de-sac, Hadfield, Glossop. The property benefits from a soft landscaped rear garden, a side attached garage and an area of hardstanding to the front of which can accommodate parking for 1 vehicle. The site lies within a residential area comprising of a mixture of two storey terraced and semi-detached and detached homes. The site is not located within a conservation area nor are there any protected trees on site.

PROPOSAL

Planning permission is sought for the erection single storey rear extension and first floor front extension. The single storey rear extension would measure 3m in depth 7.3m in width with a height of 3.7m, categorised with a slopped roof. The first-floor front extension would be built directly above the existing integral garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 201

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ 6 Design and Place Making
H1 Location of Housing Development
E1 New Employment Development

Supplementary Planning Documents

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

National Planning Policy Framework (2024)

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 11-04-2025.

The neighbour consultation period ended on 24-03-2025 and one letter of support has been received.

Highways Officer Comment:

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 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

LP Policy S1 states, the Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.

LP Policy S1a states, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

LP Policy S2 states that development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy: Buxton, Glossop, Chapel-en-le-Frith, New Mills and Whaley Bridge are defined as 'Market Towns' and will be the main focus for housing, employment and service growth, consistent with maintaining and where possible enhancing their role, distinctive character vitality and appearance.

Although Local Plan Policy S2 primarily focuses on new housing developments, it is also relevant to improvements to existing dwellings. The site is situated in the designated Market Town of Glossop, within the High Peak area, where development is encouraged. The proposed development complies in principle with Policies S1, S1a and S2 of the High Peak Local Plan.

Character and Appearance

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 additions whilst respecting the character and appearance of the building through an appropriate choice of materials.

Planning permission is sought for the erection single storey rear extension and first floor front extension. The single storey rear extension would measure 3m in depth 7.3m in width with a height of 3.7m, categorised with a slopped roof. This element would be positioned along the shared boundary with No. 9 Round Hill Close. The first-floor front extension would be situated directly above the existing integral garage. All materials used in construction would match those of the existing dwellinghouse and will be enforced through a condition should the application receive approval.

Extensions and alterations to residential dwellings are expected to respect the host dwelling and the character of the local area. Regarding the rear element there are examples of single-storey rear extensions with monopitch roofs, most notably at the attached neighbour at No. 9 Round Hill Close, which features a 3m rear extension with a comparable height and design to that of the proposed. As such the rear extension is considered to compliment the character of the dwelling and reflect surrounding development.

With regard to the first-floor front extension, this element would remain subordinate to the original dwelling, as it would be set down from the height of the existing dwelling and would not extend beyond 50% of its width. Furthermore, precedent exists within Round Hill Close, specifically at No. 12, where a first-floor front extension above the integral garage was granted planning permission in 1991. While this approval was based on historical policies and guidance, the development remains acceptable under current standards. Overall, the front extension would reflect the character of the surrounding street scene.

It is considered that the proposed single storey rear and first floor extensions would comply with LP Policy EQ6 and would respect the overall guidance in the High Peaks Design Guide (Sections 5.5 – 5.8).

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect 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 the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

No. 9 Round Hill Close, the attached neighbouring property to the north of the application site, features a single storey rear extension featuring large side and rear windows, positioned 2.7m away from the shared boundary. A window and door are located closer to the boundary, though their exact function is unclear it is likely associated with a kitchen. The proposed single storey extension would breach the 45-degree line of sight of these windows; however, it is considered that the proposed rear extension would be permissible under permitted development rights, providing the applicant with a realistic fallback position.

To the rear of the dwelling are properties in Meadowfield Close, which are located nearly 27m from the rear elevation of the proposed rear extension. This more than meets the Councils 21m privacy distance as set out in the adopted Residential Design Guide. As such there are no residential amenities concerns in respect to the neighbours to the rear.

To the south of the application site, No. 11 Round Hill Close is situated on a building line where its front elevation aligns with the rear elevation of the applicant's property. A separation distance of approximately 2m between the two dwellings allows for side access. Given the staggered building lines and the separation, the proposed rear extension would not have a detrimental impact on the amenities of No. 11. Regarding the first-floor front extension, the separation distance further reduces any potential impact on the outlook or light levels for this neighbour. In assessing the front-facing north upper-floor window at No. 11, it is evident that the 45-degree sight line is already compromised by the location of the existing dwelling when measured from the midpoint of the window. The depth of the proposed front extension is just 2m, and is therefore not considered to be significantly add to any adverse impact. Additionally, as this window predominantly receives sunlight later in the day, the positioning of the first-floor extension would not obstruct sunlight from the south.

On balance, the proposed development is deemed acceptable, taking into account its potential impact on neighbouring occupiers in terms of loss of light, privacy, and overbearing effects. As such, the proposal complies with High Peak Local Plan Policy EQ6 and the High Peak Residential Design Guide SPD.

Highway Safety

The proposed development will not impact the existing parking arrangements and there would be no increase in the number of bedrooms at the property. The Highways Authority has reviewed the application and raised no objections. As such the development does not give rise to any highway safety concerns.

CONCLUSION / PLANNING BALANCE

With regards to the above it is considered that the proposed development would be of an appropriate design and would have a no impact upon visual amenity and a negligible impact on the amenities of the adjoining neighbours. The proposal is in accordance with Local Plan Policy EQ6, Supplementary Planning Documents and the NPPF. Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : **Approve with conditions**

Case Officer: Agatha Dutton

Recommendation Date: 22/04/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

