

DELEGATED DECISION REPORT

HPK/2025/0095
Valid 17/03/2025

ROWAN HOUSE HIGHGATE
ROAD
HAYFIELD

SINGLE STOREY SIDE
EXTENSION AND NEW,
LARGER REAR WINDOW
OPENING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and impact on Conservation Area
- Neighbouring amenity

DESCRIPTION OF SITE

The application site relates to Rowan House, a 4 bedroom two storey detached dwelling, built in the 1980's, situated along Highgate Road within Hayfield Conservation Area. The dwelling has an adjoining garage which sits forward of the principal elevation and a large driveway to the front and a generous garden to the rear.

PROPOSAL

The application is proposing a single storey side extension which is to sit within the courtyard area which is enclosed by the u shape formed by the existing dwelling house, the extension is proposed to be fully glazed to the rear elevation.

The application also proposes enlarging the existing ground floor window to the rear elevation which serves the lounge by extending the existing window from two panes to three panes.

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
EQ7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well designed places
Chapter 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/6003 – two storey extension. Approved 11/02/1997

CONSULTATIONS

Publicity

Site Notice expiry date: 06/05/2025

Neighbour consultation period ends: 14/04/2025

Press Advert: 03/04/2025

Public Comments

None

Town / Parish Comments

None

Conservation Officer

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 enclosed 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.

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.

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The property lies within the built up area of boundary of Hayfield, which is identified as a Larger Village in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to some services and facilities. Therefore, the principle of development is acceptable, provided that the development would not harm the character and appearance of the conservation area.

Design

Policy S1 of the Local Plan sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

Section 12 Paragraph 135(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

Policy EQ6 of the Local Plan states all development should be well designed and of a high quality that respects local distinctiveness and sense of place.

Policy EQ7 of the Local Plan states that the council will conserve heritage assets in a manner appropriate to their significance.

The Adopted Residential Design Guide (SPD) (2005) chapter 9 states that:

- *Para 9.0 extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.*
- *Para 9.4 Extensions and other works should seek to match the prevailing angle of the original roof, to maintain the proportion of the house.*
- *9.4.1 appropriate extensions to the roofline can be made by extending the main roof to the side (a 'catslide' roof) or by creating a secondary gabled roof at right angles. In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided."*

The High Peak Design Guide SPD (2018) states:

- *Para 5.5 all extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building.*

The application site lies within Hayfield Conservation Area, the dwelling is constructed of coursed stone and a natural slate roof. The application proposes the removal of the existing canopy structure and the erection of a single storey side extension which will utilise the space in the existing 'u-shaped' courtyard.

As highlighted by the Conservation Officer, glazed extensions such as this are generally not acceptable within the Conservation Area. Notwithstanding this, due to the siting of the extension it will be enclosed on three sides by the existing elevations of the host dwelling. Furthermore, due to the side and rear location there will be no visibility from any public vantage points, as such it is considered no harm will be caused to the character of the dwelling, the street scene and the significance of the heritage asset will be sustained.

The application also proposes the enlargement the lounge window which sits to the rear elevation, to create a 3 bay casement window. This is to have the same stone surround and mullion detailing as the existing windows on the house and will remain in keeping with the existing fenestration. As such the revisions to the window would compliment the character of the dwelling.

Accordingly, the siting, scale and proposed materials are considered appropriate and would sustain the importance of the heritage asset. The development therefore accords with requirements of policies S1, EQ6 and EQ7, the Residential Design Guide SPD and the NPPF.

Amenity

Section 12 Paragraph 135(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The application site is bound by Netherdene to the north and Roche House to the south. The extension will sit in the existing alcove adjoining the southern elevation of the dwelling, as such there are no amenity concerns regarding Netherdene to the north. Furthermore, the proposal will not extend beyond any elevations of the host dwelling, and there are no concerns regarding overshadowing or loss of light.

Turning to the proposed glazing, due to the orientation of properties there will be no direct overlooking into Roche House. This neighbour is stepped down in comparison to the application site due to the change in ground level, this coupled with the stone boundary wall prevents overlooking into the garden space of this neighbour.

The amendment to the lounge window, whilst slightly larger would cause no greater overlooking than the present situation.

The development would therefore not harm the amenities of the surrounding neighbours and is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF.

Highway Safety

The proposal will not lead to an increase in bedrooms at the application site, therefore will not increase demand for off-street parking. Furthermore, the existing provision for off-street parking will not be impacted by the proposal. As such there are no highway safety concerns and the proposal complies with local plan policy CF6.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any harm to the conservation area and will continue to sustain it. The development is therefore considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF.

Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Jennifer Robb

Recommendation Date: 08/05/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council