

DELEGATED DECISION REPORT

HPK/2025/0017
Valid 11/02/2025

6 LOW LEIGHTON ROAD
NEW MILLS

DROP THE EXISTING KERB
TO ALLOW PARKING ON THE
PROPERTY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

This application relates to no.6 Low Leighton Road, New Mills, and sits alongside the A6015 which is the main route through New Mills, a residential site located within an area that is predominantly residential in character. The site comprises of a stone built semi-detached dwellinghouse with gardens to the front and rear.

PROPOSAL

This proposal seeks to create a new vehicular access (dropped kerb) to the dwelling and the provision of a new hard surfaced parking area which at present is the front garden and boundary wall. The development would consist of the partial removal of the existing frontage to accommodate vehicular access and parking. The front stone boundary wall and hedge will be removed to allow for a parking space to the front of the dwelling.

Throughout the consultation period amended plans were sought to reduce the width of the vehicular access and to retain some of the frontage to the west of the lamppost.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

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

National Planning Policy Framework

Chapter 2: Achieving sustainable development
Chapter 12: Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 08/04/2025

Neighbour consultation period ends: 17/03/2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

New Mills Town Council – No objection

Derbyshire County Council Highways

Further to previous LHA comments and following receipt of revised details, the application has been further assessed.

Whilst the achievable visibility is somewhat restricted, the footway is approximately 2m – 2.4m wide which will permit, what is considered to be, a suitable level of emerging visibility on to Low Leighton Road in both directions. There are also a number of similar accesses in the vicinity of the application site, also on Low Leighton Road, which have similar emerging visibility which operate without having a detrimental impact on highway safety.

It is noted that the application site does not have sufficient space to allow parked vehicles to manoeuvre within the site; however, there is no guidance which specifically requires on site turning space to be provided and, similar to the aforementioned comments on visibility, there are a number of accesses and parking areas local to the application site which also have no turning provision which operate without impacting highway safety.

The Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of New Mills, which is identified as a Market Town in the settlement hierarchy under Local Plan Policy S2 in recognition

of it being a sustainable location with good access to services and facilities. Therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

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 EQ 6 of the High Peak Local Plan argues that proposals must be designed to respect the character of the local area, whilst contributing positively to the character, history and identity of an area. Many other properties along Leighton Road, have driveways to the front or have undertaken such improvements to ensure that off-street parking is provided, including many immediate neighbours.

The initial plans submitted proposed the removal of the entire existing frontage with the retention of a small part of the stone wall behind the existing lamp post. Many of the properties along Low Leighton Road have existing driveways to the front, however, these are generally one car width in size. Therefore, throughout the consultation period amended plans were sought to reduce the width of the proposed driveway in order to retain some of the existing frontage, to be more in keeping with the surrounding street scene, and to avoid disrupting the existing lamp post which was proposed to sit in the middle of the vehicular access.

Amended plans were agreed which show the reduced width of the driveway and visibility splays on to the public highway.

Whilst the provision of hard surfacing and parking within the street scene should often be avoided, Low Leighton Road is characterised by single width driveways to the front of dwellings. In this case, the area has no specific sensitive character that would be undermined by the proposed development and the character of the frontage of other nearby properties have already been changed as a result of similar works, including the nearby no.9. Given the amended plans shows the retention of the existing frontage to the west of the lamppost this would be considered to be in keeping with the surrounding context, and no harm would be caused to the street scene.

The application is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Amenity

The dropped kerb will not have a detrimental impact on the amenity of the neighbouring properties, and therefore there are no concerns regarding the amenity of neighbours being affected

Highway Safety

Derbyshire County Council were re-consulted on the revisions and confirm that they have no objection. Officers consider the initial highway concerns have been taken into consideration with the revised plans, which include reducing the width of the driveway offsetting concerns regarding the lamppost and the inclusion of visibility splays on to Low Leighton Road. As highlighted by the Highways Officer, there is a suitable level of emerging visibility on to Low Leighton Road in both directions. Whilst there is no turning provision, there are a number of single car width accesses and parking areas in the surrounding area with no turning provision, as such the application could not be refused on this basis. Overall the development proposals would not harm highway safety.

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 adverse amenity impacts and is of acceptable design and is considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF. Therefore, the application is recommended for approval.

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

An assessment of the application has found all aspects of development proposals to be of a satisfactory design that relates well to and respects the character and appearance of the existing dwelling and wider street scene. Moreover, the development would not result in any adverse harm to residential amenity or highway safety. It is therefore concluded that the proposal constitutes a sustainable form of development and in line with Policy S1a of the Local Plan and paragraph 11 of the NPPF is recommended for approval subject to conditions.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Jennifer Robb

Recommendation Date: 03/06/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council