

DELEGATED DECISION REPORT

HPK/2025/0149
Valid 17/04/2025

40 JUBILEE GARDENS
NEW MILLS

DETACHED GARAGE /
STORAGE BUILDING

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential amenity

DESCRIPTION OF SITE

The application site comprises an end of terrace 1980's property, with a private driveway to the north and a modest rear garden. The site is within the developed area of New Mills, lying to the east of the town centre.

Permitted development rights have been removed for all properties along Jubilee Gardens.

PROPOSAL

The application is seeking planning consent for a detached garage adjacent to the existing dwelling house. The proposal is to be constructed of brown brick and grey tiles, with an external footprint of approx. 21sqm. The garage would be positioned to the north of the dwelling, projecting 2.6m beyond the front elevation of the dwelling.

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

Supplementary Planning Guidance

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/7947 – housing development. Approved 1989

CONSULTATIONS

Publicity

Site Notice expiry date: 06/06/2025

Neighbour consultation period ends: 16/05/2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Derbyshire County Council Highways

No objection

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 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.

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

- *“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 9.7 states:

- *Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house. Double garages should have two openings wherever possible, to maintain proportion, and with the roof ridge parallel to the doors. Flat roofs should be avoided. Doors with vertical emphasis are usually preferred and timber side hung door may be required in sensitive locations.*

The more recent High Peak Design Guide (2018) para 5.10 states garages should be:

- *Built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building.*

The application relates to a detached garage to be sited within the existing driveway, with an eaves height of 2.2m and a ridge height of 3.3m, remaining largely subservient to the main dwellinghouse by way of its single storey nature.

Whilst the garage will be visible from the street scene due to its forward position beyond the front wall of the property, the application site relates to the end plot, minimising visibility from Jubilee Gardens. Moreover, detached garages are not an uncommon feature in the High Peak street scene. The proposed materials are to match those of the host dwelling, as such it will not be out of context with the character of the surrounding area.

Accordingly, the siting, scale and proposed materials are considered appropriate and accord with requirements of policies S1 and EQ6, 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 site is bound by the adjoining no.38 to the south and no's. 30 & 32 Church Road to the north. Given that garage sits to the north of the subject property, there are no amenity concerns regarding no. 38 Jubilee Gardens.

The garage sits some 19m from the rear elevations of no's 30 & 32 Church Road. Glimpses of the garage roof may be visible from the rear gardens of these properties, however, the existing high boundary fence minimises the impact, with the garage sitting at a maximum of just over 1m higher than the existing fencing. Moreover no. 32 has an existing outbuilding adjacent to this boundary and any overbearing impacts from the proposal are considered to be no greater than existing.

A side door is proposed to the south elevation which will face onto the subject property, no windows are proposed and there are no concerns regarding overlooking or loss of privacy.

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.

Highway Safety

The garage will result in the loss of part of the existing driveway, however the dimensions of the garage are big enough to be used as a parking space. Therefore, the proposal will not increase demand for off-street parking and 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 CF 6.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable 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.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Jennifer Robb

Recommendation Date: 12/06/2025

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council