

## DELEGATED DECISION REPORT

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HPK/2025/0143  
Valid 02/04/2025

24 HORSESHOE AVENUE  
DOVE HOLES

SINGLE STOREY SIDE AND  
REAR EXTENSIONS AND  
ALTERATIONS TO  
CONVERTED GARAGE TO  
FORM BEDROOM

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

### DESCRIPTION OF SITE

The application site refers to a semi-detached bungalow located on Horseshoe Avenue within the established built up area boundary of Dove Holes. The site as existing comprises a modest rear conservatory and a detached garage which has previously been converted into a sunroom.

The surrounding area comprises a mix of detached and semi-detached bungalows which are similar to the application site. The properties along Horseshoe Avenue do not respect a uniform building line but are of a similar scale and appearance.

### PROPOSAL

The application seeks planning permission for a single storey side / rear extension further to alterations to the previously converted garage to create an additional bedroom.

The proposals would create a single storey side and rear extension which would link into the existing garage/sunroom outbuilding. The proposed side extension element would project 3.2m from the existing side elevation with a depth of 4.8m and would be flush with the rear outbuilding to the rear. The proposed rear extension element would extend 2.7m from the original rear elevation.

### 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

## **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**

HPK/0002/5068: residential development for 13 3-bed detached houses and 26 3-bed semi-detached houses (Approved 26/02/1987)

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 05/06/2025  
Neighbour consultation period ends:  
Press Advert: N/A

### **Public Comments**

No public comments received.

### **Chapel-en-le-Frith Parish Comments**

Does not Object

### **Derbyshire County Council Highways (No objection subject to Condition)**

Sufficient space appears to be retained to provide 2 off-street parking, as per drawing 200 – Proposed Plans.

Based on the analysis of the information submitted and a review of Local and National policy 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 application seeks full planning permission for an extension and alterations to an existing residential property that lies within the built up area boundary for Glossop, which is identified as a Market Town under 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 proposed side extension element would combine with the existing outbuilding would create a large extension with substantial massing. However given that the proposed side extension is to be set back 5.7m this will reduce its prominence and visibility within the street scene and as such is deemed to have an unacceptable impact upon the character of the existing dwelling or the surrounding area in this regard. The proposed development has been amended to incorporate a dual pitch roof as per the existing outbuilding and therefore is judged to be of an acceptable design. The proposed rear extension element has retained the flat roof and roof lantern.

Paragraph 9.4.1 on the Residential Design Guide SPD identifies that *"In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided."*

Nonetheless, in this instance the flat roof element would be entirely obscured by the existing building and would not be visible from any public viewpoints or within the street scene. Therefore the small flat roof section to the rear extension element is not considered to have an unacceptable design or be of detriment to the character of the surrounding area.

With regards to materiality, the proposals would use stone to match the existing dwelling which is supported and is deemed to retain the character of the existing dwelling.

The proposed development has been assessed to comprise an acceptable design, that would not have any adverse impacts upon the character of the existing property or that of the surrounding area in accordance with Local Plan Policy EQ6, the Design Guide SPD (2018), Residential Design Guide (2003) and national policy detailed 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.

The proposed extension has been assessed to comply with the 45 degree rule, to the attached dwelling consequently the proposals would not have any unacceptable impacts with regard to overshadowing and would not be overbearing in their nature.

The proposals would retain 18m to the nearest property of no 39 Hallsteads, the proposed development would be of a single storey only and therefore in conjunction with the privacy distances retained the proposed development would not result in any overlooking or loss of privacy.

The proposed development is deemed to not have any unacceptable impact upon neighbouring residential amenity and complies with Local Plan Policy EQ6, the Residential Design Guide SPD (2003) and national policy outlined in the NPPF.

### **Nutrient Neutrality**

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

### **Screening Assessment**

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not surface water run-off from the site. However, the proposal does involve additional bedroom / bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

## **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: 11/06/2025**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**