

DELEGATED DECISION REPORT

HPK/2025/0178
Valid 13/05/2025

33 HAYFIELD ROAD
NEW MILLS

DROP THE EXISTING KERB
AND ALTERATION OF
BOUNDARY WALL TO ALLOW
PARKING AT THE PROPERTY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Impact upon Residential Development
- Impact upon Highway Safety

DESCRIPTION OF SITE

The application site refers to a two storey red brick mid-terrace property located on Hayfield Road within the defined settlement boundary of New Mills. The site as existing is not afforded any parking provision or access off the highway and is bound by a short stone wall to the front of the property.

The surrounding area comprises predominantly semi-detached and terraced dwellings which are similar in their appearance, scale and form. The properties along Hayfield Road do respect a uniform building line.

PROPOSAL

The application seeks planning consent to remove the short boundary wall to the front of the site and create a dropped kerb, driveway and vehicular access to the property off the highway. The proposed works in this case seek to use a permeable Indian stone surface with geo-pointing and water drainage channels.

Usually permitted development rights apply for such works. However in this instance as Hayfield Road is a classified road, planning consent is required in this instance. A revised site plan was submitted during the course of the application to alter the hard surfacing material to Indian Stone.

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
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/0001/1332: Proposed bedroom over kitchen (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 24/07/2025
Neighbour consultation period ends: 04/06/2025
Press Advert: N/A

Public Comments

No public comments have been received

Town / Parish Comments

No comments received.

Derbyshire County Council Highways (No objection subject to condition)

It is recognised that emerging visibility from the proposed access on to Hayfield Road is below the recommended distance due to the footway width and the width of the front garden on which the access and parking space is proposed to be created. Also, the size of the application site does not permit on site turning which would require a vehicle to reverse on to or off Hayfield Road.

However, it is noted that there are numerous private individual accesses along Hayfield Road in close proximity to the application site which all have similar emerging visibility and also have no on site turning space.

There is no history of collisions on Hayfield Road which suggests that manoeuvres carried out by vehicles entering and exiting other private accesses can be, and are, undertaken without having an impact on highway safety. There is also significant on

street parking in the vicinity of the application site and some junctions which can create side friction i.e. activities on the roadside, such as parking, can reduce effective road width and increase friction between vehicles, ultimately leading to lower speeds and can increase driver awareness of such roadside activity. The size of the proposed parking space accords with the recommended minimum parking space size.

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 alteration within the curtilage of an existing residential property that lies within the built up area boundary for New Mills, which is identified under Policy S2 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. 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 properties along Hayfield road are relatively uniform in their nature however there is a mix of front gardens to some properties whereas others are afforded driveways and vehicular accesses off Hayfield road.

The proposed removal of the stone wall to create an access point is therefore not judged to be out of keeping with the surrounding area given similar works have taken place along Hayfield road. The proposed development would remove a large proportion of the lawned area to provide an area of hardstanding for vehicle parking,

although this alteration is not judged to have an unacceptable impact upon the character of the existing dwelling or wider street scene.

The proposed works are modest in their nature and comply with High Peak Policy EQ6 and the Design Guide SPD as well as national policy 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 application in this instance does not seek an extension to the existing property. The proposals instead seek to remove a section of the boundary wall to the front of the property to create a vehicle access. As such the proposed works are not judged to have any impacts upon neighbouring amenity. Although the adjoining neighbour will notice car movements to the front of their properties, this is a similar arrangement to other examples in the street scene. As such it is considered that there would be no significant harm to residential amenity.

The proposed development would accord with Local Plan Policy EQ6 and the Residential Design Guide SPD further to national policy contained in the NPPF.

Highway Safety

It is recognised that emerging visibility from the proposed access on to Hayfield Road is below the recommended distance due to the footway width and the width of the front garden on which the access and parking space is proposed to be created. Also, the size of the application site does not permit on site turning which would require a vehicle to reverse on to or off Hayfield Road.

However, it is noted that there are numerous private individual accesses along Hayfield Road in close proximity to the application site which all have similar emerging visibility and also have no on site turning space.

The proposals would also likely result in a reduction in on street parking along a main road which is supported. The proposals have also shown that they would use a permeable surface and therefore the works would not result in an increase in surface run-off onto the public highway.

Derbyshire County Council highways have not objected to the proposals however they have requested that the development not be brought into use until the access and has been provided.

With respect of the above, it is deemed that subject to condition the proposals would comply with Policy CF6 of the High Peak Local Plan and national policy detailed in the NPPF.

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: 17/07/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council