

DELEGATED DECISION REPORT

HPK/2025/0162
Valid 22/04/2025

SPRINGFIELD HADFIELD
ROAD
HADFIELD
GLOSSOP

ERECTION OF 2NO. SINGLE
STOREY EXTENSIONS TO
REAR OF PROPERTY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and Impact on Conservation Area
- Residential Amenity

DESCRIPTION OF SITE

The application site lies within the Hadfield Conservation Area and relates to a large end of terrace property on Hadfield Road, a quarter of a mile from Hadfield village centre and two miles from Glossop town centre. The immediate setting is residential with no. 54 adjoining the property to the north and no's. 56 & 58 to the south.

PROPOSAL

The proposal comprises of two single storey rear extensions, one with a pitched roof to extend the existing utility room and one with a flat roof to host a roof lantern forming a garden room – the application is proposing the removal of parts of the existing external wall to form this element.

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
EQ 7 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 natural environment

Supplementary Planning Guidance

Residential Design Guide SPD (2005)

High Peak Design Guide (2018)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 08/06/2025

Neighbour consultation period ends: 19/05/2025

Press Advert: 06/05/2025

Public Comments

None

Town / Parish Comments

N/A

Conservation Officer

Neither object nor support – no technical Conservation advice required.

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the built-up area boundary for Hadfield. In such locations, new development will be directed in accordance with Policy S 2 of the Local Plan. This policy does not prohibit developments of this nature hence this development would be acceptable in principle, subject to the policy tests below being satisfied.

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 states the council will conserve heritage assets in a manner appropriate to their significance.

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 9.4.1 states

- *“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 application proposes two single storey rear extensions, one either side of the existing outrigger, within Hadfield Conservation Area. One is to sit between the existing kitchen wall and the boundary retaining wall, with the other extending the utility room to the south.

Officers have noted a flat roof is proposed to the infill extension to the north, in order to host the roof lantern. Whilst flat roofs are generally not acceptable in High Peak or the Conservation Area, this element would be situated to the rear elevation of the property and is discreetly sited with no visibility from Hadfield Road. As such, no harm would be caused to the street scene or the character and appearance of the Conservation Area.

The pitched roof extension to the south is to sit adjacent to the existing driveway, it represents a very modest addition to the dwelling, remaining clearly subordinate. Any visibility from the street scene will be limited, with only glimpses at best visible from Hadfield Road when adjacent to the driveway. There is a Public Right of Way directly to the south of the application site where the extension will be readily visible. However, the roof pitch is to match that of the existing, and the proposed materials are coursed stonework and slate tiles to mimic the existing dwelling, and no harm would be caused to the character of the dwelling and the significance of the heritage asset would be sustained.

For the reasons outlined above the siting, scale and proposed materials are considered appropriate and accord with the requirements of policies S1, EQ6 and EQ7 of 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 no. 54 Hadfield Road, adjoining the property to the north, and no's 56 & 58 to the south, separated by the driveway at the application site and the PRow.

The infill extension to the north is modest and whilst it does extend beyond the rear elevation, due to the infill nature and the fact it will sit below the existing high boundary wall, the impacts of the extension will be no greater than existing. Therefore, there are no concerns regarding overshadowing or loss of light to no. 54 to the north. Bi-folding doors are proposed to the west elevation which will outlook onto the rear garden of the application site.

Turning to the pitched roof extension, due to the siting of this element there are no concerns regarding overshadowing or loss of light. A window is proposed to the south elevation, there is approx. 8.5m between this window and no.56. However, due to the positioning of these properties' views from this window will cause some overlooking towards the principal elevation windows of no. 56. Although this elevation already contains a number of existing windows, both at ground and first floor, the addition of another windows would cause some overlooking. However the new window will be serving a small utility room, and therefore a condition is recommended to secure obscure glazing to protect the privacy of the neighbours.

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 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 CF 6.

Other Matters

Officers have noted the flat roofed extension is adjoining the retaining boundary wall with the neighbouring No. 54. However, it is confirmed this wall is within the ownership of the applicant, therefore, Certificate A is satisfactory.

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, wider street scene and Conservation Area. Moreover, subject to conditions, 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: 17/06/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council