

Planning Statement

Proposed Summer House – Land behind Holly Cottage, Kinder Road, Hayfield, Derbyshire SK22 2LE

Date: 02 November 2025

Introduction

This Planning Statement supports an application for the erection of a small timber summer house on land to the rear (south) of Holly Cottage, Kinder Road, Hayfield. The land is owned by the occupiers of 3 Didsbury Terrace and is used for their private recreation.

Although the proposed building would normally fall under permitted development rights for incidental garden structures, planning permission is required because the land lies outside the formal residential curtilage of 3 Didsbury Terrace.

Site Description

The application site lies immediately to the rear of Holly Cottage, on the south side of Kinder Road within the village of Hayfield. The land is currently bare ground, enclosed by fences and vegetation, and not visible from the public highway. The surrounding area comprises traditional stone-built dwellings and gardens forming part of the Hayfield Conservation Area.

The land is believed to have been part of former village allotments, later subdivided and sold to the occupiers of 1–3 Didsbury Terrace. The land is accessed via an established right of way leading from the rear of 3 Didsbury Terrace, with access to the public highway (Kinder Road) provided through the rear of the Didsbury Terrace row.

Proposal

The proposal is for a single-storey timber summer house, measuring approximately 4 m × 2.4 m × 2.5 m high, with vertical cladding, a flat roof and glazing to the front elevation.

It will be sited 1 m from the northern and eastern boundaries, on a lightweight foundation, and will not require excavation, service connections or permanent hardstanding.

Planning Policy Context

Relevant policies include:

- National Planning Policy Framework (NPPF, 2023) – particularly Sections 12 and 16 (achieving well-designed places and conserving the historic environment).
- High Peak Borough Council Local Plan – policies relating to design, heritage, and the protection of local character.
- Hayfield Conservation Area Appraisal – recognising the contribution of scale, form, and materials to the character of the area.

Planning Assessment

Principle of Development: The proposal provides a small, incidental outbuilding associated with a nearby dwelling and intended solely for domestic enjoyment. The use is compatible with surrounding residential and garden land, and there is no conflict with policy on new development within settlements.

Design and Appearance: The building is modest, sympathetic in scale, and utilises natural timber materials that complement local character. Its contemporary but unobtrusive design ensures it is visually recessive and subservient to existing buildings.

Residential Amenity: The summer house will be well separated from neighbouring properties. There will be no overlooking, overshadowing, or noise impact arising from its use.

Landscape and Visual Impact: The structure will be screened by existing fencing and planting and is not visible from Kinder Road or other public vantage points. The development will therefore preserve the character and appearance of the conservation area.

Highways and Access: No changes are proposed to access or parking arrangements. The development will not generate additional traffic or require new infrastructure.

Heritage Considerations: As detailed in the accompanying Heritage Statement, the proposal will have no adverse effect on the setting of Holly Cottage, Holly Farm, Didsbury Terrace, or the wider conservation area. The development conserves the historic environment in accordance with NPPF paragraphs 206–211.

Conclusion

The proposed summer house is a small-scale, well-designed and entirely appropriate form of domestic development. It will be unobtrusive, reversible, and wholly in keeping with the scale and character of its surroundings.

The proposal accords with the NPPF, the High Peak Borough Council Local Plan, and the Hayfield Conservation Area Appraisal, and it will cause no harm to heritage, landscape, or amenity.

Accordingly, planning permission should be granted.