

DELEGATED DECISION REPORT

HPK/2025/0371
Valid 24/09/2025

MEADOWS BARN GOW
HOLE
FURNESS VALE

OAK FRAMED LEAN-TO
CONSERVATORY EXTENSION
TO SIDE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of the Development (Green Belt)
- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to a traditional two storey cottage which directly adjoins a previously converted barn conversion dwelling which gives the site a “L-Shaped” appearance. The barn conversion element falls outwith the applicants ownership and is not subject to this application.

The site is located at the end of a private track which provides access to the site and is accessed off Marsh Lane to the north. Furness Vale is 350m directly to the west. The site lies outside of any defined built up area boundaries and is located wholly within the countryside and the Green Belt.

PROPOSAL

The application in this instance seeks full planning consent for an oak framed part timber and part stone lean-to side extension.

The proposed extension would comprise stone walling where the adjoining extension meets the original dwelling as well as a stone base. The proposed south facing elevation would comprise a fully stone built elevation. The proposed west facing elevation would comprise a glazed timber conservatory style appearance bound by stone walling elements.

The proposed extension is to extend 3.3m from the existing side elevation and would have a depth of 9.5m, set back from the principal elevation by 1.2m. The proposed extension would measure 2.5m in height to the eaves with a maximum height of 3.635m.

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 3 Rural Development
EQ 4 Green Belt Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Documents

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

Whaley Bridge Neighbourhood Plan

WB-E1 Sustainable Design

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving Well Designed and Beautiful Places
Chapter 13 – Protecting the Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/9523: Extension of residential curtilage and erection of detached garage
(Refused 18/12/2000 and Dismissed at Appeal 17/12/2001)

HPK/2002/0628: Extension of domestic curtilage on westerly side (Approved
18/09/2002)

HPK/2015/0520: Alterations to existing double garage (Approved 25/11/2015)

HPK/2018/0295: Variation of Conditions 2 & 3 regarding HPK/2015/0520 (Approved
24/08/2018)

CONSULTATIONS

Publicity

Site Notice expiry date: 06/11/2025
Neighbour consultation period ends: 22/10/2025
Press Advert: 30/10/2025

Public Comments

One public comments has been received in support of this application from the adjoining neighbour.

Their comments are as follows:

I am very much in favour of this application. The house will benefit from the additional space, and the passive heating that will be drawn in from the sun. I have discussed the design with the applicants and find it to be in keeping with the structure of the building and the surrounding valley.

I know the applicants well and am sure that the specification of the build will be of good quality and good design and that the work will be carried out by reputable builders methodically and in a timely fashion. I am the only neighbour likely to be affected by the disruption and have no problem with it.

Chinley, Buxworth and Brownside Parish Comments

No objection

Derbyshire County Council Highways (No Objection)

The Highway Authority has considered the above mentioned proposal. It is not anticipated that the proposal will have any impact on existing highway conditions and therefore there are no highway objections.

OFFICER COMMENTS

Principle of Development

The application seeks permission for an extensions to an existing residential property that lies outside of the built-up area boundary in the open countryside and in the Green Belt. The application is therefore subject to Local Plan (LP) Policies EQ3 and EQ4 and relevant restrictive policies relating to the Green Belt contained under Chapter 13 of the NPPF.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. The policy supports extensions and alterations to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

LP Policy EQ4 relates to Green Belt development and requires all development proposals in the Green Belt to be assessed in line with national policy.

Paragraph 153 of the NPPF identifies that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 153 goes on to state that that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 154 sets out the exceptions to where the construction of new buildings are not regarded as inappropriate development. One such exception includes "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building" Having regard to the above policy context, the principle of development can be supported only where the application can demonstrate that the proposed extensions and alterations are not disproportionate to the original dwelling

Green Belt

The 'original building' is defined within the NPPF as the building as it stood on 1st July 1948 or if built after this date, as it stood in its original form. Based on a site inspection it is accepted that the building as it stands today does indeed comprise the 'original' building for the purposes of the NPPF.

There is no definition within the Local Plan or indeed the NPPF as to what constitutes 'disproportionate additions' and therefore each application should be assessed and determined on a case by case basis, on its own individual merits.

With regard to assessing whether a proposed development would constitute a disproportionate addition to the original building is to establish the floor area and volume of the original building. Given that there is no defined increase within the NPPF in the majority of cases and depending on site specific context it is generally accepted that additions and extensions which would result in an increase over the original floorspace and/or volume by more than 1/3 would generally constitute as disproportionate and thus contrary to Green Belt Policy other than where very special circumstances apply.

The original building has been assessed to have a floorspace of 104.5sqm with an approximate volume calculation of 546.2m³. The proposed development would result in an additional floorspace of 27.4sqm and a further 37.5m³ of volume. This equates to a 26.2% and a 6.9% increase in floorspace and volume respectively.

Therefore with regard to the calculations above, the proposed extension would clearly result in an increase below the established accepted increase of one third over the original dwelling. Consequently it has been assessed that the proposed development would create a proportionate addition to the original dwelling in accordance with the exceptions listed under Paragraph 154 of the NPPF. As such the proposed development does not constitute inappropriate development in the Green Belt and the proposed development is acceptable in principle in accordance

with Local Plan policy S2, EQ3 and EQ4 further to national policy detailed in Chapter 13 of the National Planning Policy Framework (NPPF).

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 proposals seek to create an oak framed conservatory style extension to the existing traditional stone cottage. Timber conservatories are usually judged to be inappropriate when extending traditional stone dwellings given the contrast in materiality. Nonetheless the proposals in this instance would incorporate a timber framed extension within stone walling elements. As such the rear elevation which has views over open agricultural fields and the Green Belt would comprise a traditional stone wall using stone to match the existing dwelling, thus retaining the more traditional aesthetic when viewed from open fields and the Green Belt to the

The proposed extension would also feature a stone base and stone walls where the extension adjoins the main existing dwelling element. As such the proposals are able to effectively ensure the contemporary timber conservatory style extension harmonises with the original dwelling to create an attractive addition of a high quality which complements the character of the existing dwelling.

Whilst the site is not viewable within the street scene owing to its rural location, there are two ProW in the vicinity of the site, ProW ref. HP8/2/2 runs from north to south and at its closest point lies 55m to the east of the site, given the siting of the adjoining dwelling and nature of the proposals the extension would not be viewable on approach from the south. To the north there would be limited opportunities for intervisibility given the distance required to afford any such glimpse views. ProW ref. HP8/1/1 runs from the north to the south to the west of the site, however at its closest point would exceed 130m. The use of stone walling particularly to the rear ensures that the proposed development would not have any harm to the countryside character of the surrounding area. Consequently, owing to the high quality design of the proposals and their harmonious integration into the existing dwelling any glimpse views of the proposed development are not judged to result in any detrimental impacts upon the landscape character and the rural agriculture nature of open green fields.

The proposed extension element itself is judged to comprise an appropriate scale to not appear as an overly prominent or an overbearing addition to the existing property

and would not have any detrimental impacts upon the character of the existing dwelling or that of the wider surrounding area.

The proposed extension by virtue of its high quality design is deemed to not have any adverse impacts upon the character of the existing dwelling and would be in keeping with the locality in accordance with local plan policy EQ6, the Design Guide SPD and national policy detailed within the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect 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 site directly adjoins the neighbouring site of Meadows Farm to the south east, there are no other properties within 250m of the site. Given the orientation of the site and the distance between the location of the proposed extension and the adjoining neighbouring property, the 45 degree rule is deemed to not be applicable in this instance. As such the proposed extension would not result in any overshadowing and would not create an extension which would be overbearing in its nature.

Given the nature of the site, the use of stone walling to the southern elevation and the orientation of the proposals, the proposed extension is not judged to lead to any loss of privacy or overlooking towards the adjoining occupiers. Therefore, with regards to the above the proposed extension would not have any unacceptable impacts with regards to residential amenity in accordance with Local Plan Policy EQ6, the Residential Design Guide SPD, and national policy within the NPPF.

No highway safety concerns are raised.

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: 11/11/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council