

DELEGATED DECISION REPORT

HPK/2025/0413
Valid 21/10/2025

18 THE CRESCENT
NEW MILLS

NEW SINGLE STOREY REAR
EXTENSION TO REPLACE
EXISTING AND REAR
ELEVATION RAISED DECK

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to a two storey detached dwelling located on The Crescent within the defined settlement boundary of New Mills. The dwelling is of a buff brick construction and is afforded a garage and driveway to the front and garden area to the rear which slopes notably downhill and is heavily screened by tall, dense hedging.

The surrounding area is residential in nature and comprises predominantly two storey detached dwellings which do not respect a strict building line and are set back from the roadway.

PROPOSAL

The application seeks full planning consent for a single storey rear extension to replace an existing rear extension further to a raised deck to the rear of the property.

The existing extension has a depth of 2.8m, and a width of 5m across the original rear elevation. The existing arrangement comprises a lean to roof with a height of 2.8m to the eaves rising to 3.3m to the ridge. The proposed replacement extension would have a larger width occupy a more significant portion of the existing rear elevation at 8m in width inset approximately 0.25m from either original side elevations of the main dwelling. The proposals would extend 4m from the original rear elevation of the property with a height of 3m to the eaves and a maximum height of 4.1m to the ridge.

The proposals also include an area of raised decking which would occupy the same width as the proposed extension a would have a depth of 2.8m, raised 1m above ground level.

The proposed works would utilise brick and concrete tiles to match the existing dwelling with a tiled finish and glazed balustrades for the raised deck.

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/0003/7345: Single storey extension (Approved 18/08/1998)

HPK/0002/0214: Part single, part two storey extension to front elevation (Approved 02/05/2002)

CONSULTATIONS

Publicity

Site Notice expiry date: 11/12/2025
Neighbour consultation period ends: 13/11/2025
Press Advert: N/A

Public Comments

One neutral comment has been received with regards to this application. The comments raised are as follows:

We do not object to the planning application provided the following are adhered to (as in the plans and the written statement)

1. that no trees or hedges will be removed or pruned in order to carry out the proposal.
2. that the proposed raised deck causes no overlooking issues with the adjacent properties.

3. that the works respect the site plan in the application, which clearly shows that half the land between number 18 and number 16 , is owned by number 16.

New Mills Town Council Comments

No comments.

Derbyshire County Council Highways (No Objection)

There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

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 New Mills, which is identified as a Market Town under Policy S2 of 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 works are to be entirely located to the rear of the property which is not viewable from any public vantage points. Consequently, the proposed replacement extension and decking area is not judged to have any adverse impact upon the character of the street scene or that of the wider surrounding area.

The proposed works are judged to constitute a harmonious extension, similar to other which can be found in the area, which by virtue of its single storey nature and use of complementary materials would form a cohesive and subservient addition

which would not detract from the appearance of the existing dwelling and would retain its existing character.

The proposed works have therefore been assessed to be in accordance with Local Plan Policy EQ6, the Design Guide SPD 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 proposals would not breach the 45 to either adjacent neighbouring property and as a result, particularly giving consideration to the dense, tall hedging around the application site would mean that the proposals would not have result in any loss of daylight or overshadowing nor would the development appear as overbearing in its nature.

There are no dwellings in close proximity to the rear of the site, with neighbours in Scalot Close being positioned nearly 35m from the rear elevation of the application site. The proposals do comprise a decked area which is to be raised 1m above ground level however given the site topography and the screening afforded to no.16, comprising mature evergreen hedging rising above a 2m close boarded fence, there are not judged to be any opportunities for overlooking or a loss of privacy to this neighbour.

With regard to the arrangement with the adjacent neighbour at no.20 it is acknowledged this property is afforded a large single storey rear extension with glazing elements along the west facing elevation facing towards no. 18, which does cause some degree of overlooking. Given the raised decking would be 1m in height above ground level and would come closer to the shared boundary with no.20 it is deemed that there would be some opportunities for intervisibility and mutual overlooking over garden areas between the two properties. Nonetheless given the presence of some degree of screening, this is not judged to cause any unacceptable impacts with regards to neighbouring amenity.

The proposed development has been deemed to comply with local Plan Policy EQ6, the Residential Design Guide SPD further to national policy contained within the NPPF.

The comments of the neighbour are noted in respect of the boundary and in particular the hedge which can be found along the common boundary with number

16. It appears that the hedge is within the garden area of number 16, and therefore within the control of the neighbours. Moreover the extension is marginally sited away from the existing side elevation of the application site, which will ensure that the extension lies wholly with the identified red line boundary.

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, 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: 12/12/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council