

## DELEGATED DECISION REPORT

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HPK/2025/0416  
Valid 24/10/2025

22 BROOKSIDE ROAD  
CHAPEL-EN-LE-FRITH

SINGLE STOREY REAR  
EXTENSION

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Principle of Development
- Design
- Amenity
- Highways

### DESCRIPTION OF SITE

The application relates to a two-storey detached dwelling located on Brookside Road. The surrounding area is predominantly residential in nature with Chapel-el-le-frith football club located beyond the rear of the property. There are no heritage constraints on this site.

### PROPOSAL

Planning permission is sought for the erection of a single storey rear extension.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### High Peak Local Plan 2016

S 1 Sustainable Development Principles  
S 1a Presumption in Favour of Sustainable Development  
S 2 Settlement Hierarchy  
EQ 6 Design and Place Making  
CF 6 Accessibility and Transport

#### Chapel-en-le-frith Neighbourhood Plan

No relevant policies

#### Supplementary Planning Documents

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

#### National Planning Policy Framework

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/2025/0112 – Certificate of lawfulness for proposed single storey rear extension  
– Refused.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 25/11/2025  
Neighbour consultation period ends: 14/11/2025  
Press Advert: N/A

### **Public Comments**

No comments received.

### **Town / Parish Comments**

The Parish Council discussed this planning application at its full Council Meeting on 4th November and resolved that it has no objection to the application.

### **Derbyshire County Council Highways**

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 planning permission for an extension to an existing residential property that lies within the built up area boundary for Chapel-en-le-Frith, which is identified as a Market Town under the High Peak Local Plan (2016). The site also lies within the Chapel-en-le-Frith Neighbourhood Plan area. 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 S1 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.

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 respect the character and appearance of the building through an appropriate choice of materials. Extensions should be subordinate – set back building line and keep ridge and eaves height lower.

The existing dwelling, 22 Brookside Road, is a two-storey property constructed in brick with concrete roof tiles and white uPVC windows and doors. It forms part of a residential estate where the architectural style and material palette of the street are cohesive, contributing to a uniform streetscape. The proposed extension will project 3m from the rear elevation of the existing dwelling, with a maximum height of 3.1m, and will span 7.6m in width. It will feature a flat roof with a central roof lantern, constructed using stone to match the materials of the existing house.

It is noted that other dwelling houses within the surrounding area feature rear extensions and conservatories. Therefore, the proposed extension would be in keeping with the established pattern of development. Although flat roofs are generally considered to be poor design, failing to responding to the character of the existing dwelling the extension is positioned to the rear of the property, and would not be readily visible from public vantage points, ensuring that the street scene remains unaffected. To the rear is the football ground however the boundary with the club is formed by a close boarded fence with mature landscaping which will ensure that the extension is not particularly visible from the wider area.

The development remains subordinate in scale and height, ensuring it does not dominate the host building and its design, despite its flat roof, is considered to be appropriate adhering to the design principles outlined in Local Plan Policies S1 and EQ6, relevant Supplementary Planning Guidance, and the National Planning Policy Framework.

## **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 application site shares a boundary with No. 20 Brookside Road, a large bungalow located to the north. The proposed rear extension would project approximately 2.1m from the perspective of this neighbour, which is considered minimal and would not project beyond the rear wall of this neighbour. The side

elevation of the bungalow contains a bedroom window, as confirmed in floor plans submitted to the council in 2022. The 45-degree line of sight would not be breached in this case, as the extension would be set away from the boundary by approximately 5m.

It is also noted that no objections were received from neighbouring properties in relation to the proposed development. No other neighbours would be affected by the extension.

Therefore, it is considered unlikely that the single-storey rear extension would have a negative impact on the neighbouring property in terms of loss of light, overshadowing, overbearing effect, outlook, or privacy.

### **Highway Safety**

The development would not introduce new bedrooms or effect the current parking provision in anyway. No objections were offered by the highway authority.

### **CONCLUSION / PLANNING BALANCE**

The proposed development would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity or highway safety. The proposal is 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: Agatha Dutton**

**Recommendation Date: 17/12/2025**

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**