

DELEGATED DECISION REPORT

HPK/2025/0372
Valid 26/09/2025

41 FAIRY BANK CRESCENT
HAYFIELD

PROPOSED GROUND FLOOR
REAR CONSERVATORY AND
ALL ASSOCIATED WORKS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to a two storey semi-detached property located on a corner plot on Fairy Bank Crescent within the established built up area boundary of Hayfield. The existing dwelling is afforded a mono-pitch / lean-to roof single storey rear extension in white render.

The surrounding area comprises predominantly two storey semi-detached properties which are similar in form and scale to the application site.

PROPOSAL

The application seeks full planning consent for a single storey rear conservatory extension.

The proposed development would comprise a typical glazed conservatory appearance and features a uPVC frame and rendered concrete blockwork facing materials. The proposed conservatory would comprise a glazed mono-pitched roof.

The proposals extension would extend 3.6m from the original rear elevation and would extend 3.2m across the width of the existing dwelling. The proposed conservatory would have a height of 2.1m to the eaves with a maximum height of 2.7m.

A revised plan has been submitted to chamfer the northwestern corner of the proposed extension in order to comply with the 45 degree line to the neighbouring property of no. 39 Fairy Bank Crescent.

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
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 – N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 20/11/2025
Neighbour consultation period ends: 23/10/2025
Press Advert: N/A

Public Comments

No public comments received.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways (No Objection)

Having now viewed the submitted plans, it is considered that the proposed extension will have no highway impact.

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 Hayfield, which is identified as a Larger Village 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 rear extension would comprise a typical glazed conservatory appearance. Conservatory style extensions are usually permissible under Permitted Development rights however in this case the proposals would exceed the criteria for permitted development by 0.6m. Nonetheless, given the existing rear extension which extends 0.75m further than the proposed conservatory and 1m taller in height, the size of the proposed conservatory is judged to be proportional to the existing dwelling and would not have any adverse harm upon the character of the existing dwelling.

The proposed works are located entirely to the rear of the application site and given the position of the existing rear extension element the proposed rear extension will not be viewable from any public vantage points. As such the proposed rear conservatory extension is not judged to have any detrimental impact upon the character of the existing dwelling.

Consequently with regards to the above, the proposed development would not have any unacceptable adverse impacts upon the character of the dwelling and that of the wider surrounding area in accordance with the High Peak Design Guide SPD, Local Plan Policy EQ6 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 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.

Revised plans have been received to chamfer the northwest corner of the proposed extension. As a result, the proposals would now no longer breach the 45 degree line from the adjacent property at no.39 Fairy Bank. Consequently the proposed extension is not deemed to have any detrimental impacts with regards to overshadowing and would not be overbearing in its nature. However the proposed conservatory style extension by virtue of its glazed appearance would potentially give rise to some overlooking to the garden area of the adjoining no.39 due to the close boarded fence not being of a sufficient height to prevent overlooking. Therefore to ensure that there would be no loss of privacy or unacceptable overlooking any permission hereby granted shall be conditioned to contain obscure glazing the south west side elevation.

The nearest property directly in line with the rear of the site is 36m to the northwest at 51 Fairy Bank Crescent. Given the modest nature of the proposals and the interface distances present the proposals are not judged to lead to any overlooking or loss of amenity to this property. Owing to the somewhat unusual layout of the immediate neighbouring dwellings, the proposals would face towards the far western corner of the garden area of no.43 Fairy Bank. Nonetheless because of the single storey nature, the modest height of the proposals, the presence of a close boarded fence along the common boundary, combined with the fact that the extension would not project as far towards the neighbouring garden as the existing rear extension, the proposed development is not judged to worsen the existing arrangement with no.43. Consequently it is considered that the development would not have any unacceptable impacts with regards to overlooking or a loss of privacy.

The development therefore accords with Local Plan Policy EQ6, the Residential Design Guide SPD and national policy contained within the NPPF.

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: 19/12/2025

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council