

DELEGATED DECISION REPORT

HPK/2025/0420
Valid 27/10/2025

3, LEE HEAD,
CHARLESWORTH,
DERBYSHIRE, SK13 5DD

PROPOSED SINGLE STOREY
REAR EXTENSION, FRONT
AND REAR DORMER AT FIRST
FLOOR AND GARAGE
CONVERSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development within the Greenbelt
- Visual amenity
- Residential Amenity
- Parking and access

DESCRIPTION OF SITE

The application relates to a detached residential dwelling (former holiday let) located within the green belt, immediately to the south west of the settlement boundary of Charlesworth. The building is sited adjacent to agricultural buildings and farmland and access is taken through a field gate off Woodseats Lane.

The building is a dual pitched render finished building with timber panelling on the front elevation. Double garage doors are present on the front elevation with windows and roof lights throughout.



Consent was secured in 2007 for the use of the building as a holiday let which features living accommodation with double garage and store below. Latterly in 2020 permission was granted to convert into a residential dwelling and a single storey side extension (the extension was not implemented). The amenity space around the building comprises garden space and allows for the parking and turning on site of 2-

3 vehicles. Existing amenity space which surrounds the dwelling is currently gravel hardstanding.

For the purposes of planning policy consideration, the application site is located within the Green Belt. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

This application seeks full consent to change the use of the ground floor of the existing building, from garaging, into living accommodation.

Initially the proposal included a flat roof with external stairwell to the side and enclosed roof top balcony. The applicant amended the design to replicate a lean-to roof on the single storey extension, after officers expressed concerns with the balcony and stairs and potential for loss of privacy/amenity for the immediate neighbour.

The existing ground floor is to be utilised as open plan lounge and living area, the single storey extension to the side will provide floorspace for a kitchen, with the replacement of the garage doors with windows and a new front door on the front elevation.

The extension will project 4m from the side of the dwelling and the lean-to roof will sit just under the eaves of the main roof, and set back 1m from the front elevation.

Previously a single storey extension had been granted of similar dimensions, with a sloping roof following the plane of the original roof – both approvals were not implemented. HPK/2019/0204 & HPK/2020/0554. The principle of an extension of this design and finish has been accepted, policy is unchanged and the revisited design remains acceptable at this location.

There shall be new 3m wide bi-folding doors on the side elevation facing into the garden area. The rear elevation of the extension will be blank.

The proposed palette of material finishes will be roof tiles, timber clad finish and upvc windows to match existing. The walls of the extension will have a stone finish to contrast the render already on the building, the stone draws on the natural finish of adjacent cottages.

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
- S 5 Glossopdale Sub Area Strategy
- EQ 2 Landscape Character
- EQ 3 Rural Development
- EQ 4 Green Belt Development

EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Document

Residential Design SPD2 Adopted December 2005

High Peak Design Guide Adopted February 2018

National Planning Policy Framework

Including sections -

12: Achieving well-designed places

13. Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2019/0204 Single storey extension and minor alterations – Approved

HPK/2020/0554 Use of existing holiday let as residential dwelling and single storey extension - Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 14/12/25

Neighbour re-consultation period ends: 19/11/25

Public Comments

No comments received during the determination period

Town / Parish Comments

No comments received during the determination period

Highways

No Objection, requested 2-3 parking spaces and turning be retained on site for the life of the development.

OFFICER COMMENTS

Principle of Development

Section 13 of the NPPF seeks to protect green belt land.

The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Government identifies five purposes of the Green Belt:

- To prevent the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;

- To preserve the setting and special character of historic market towns and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Para 154 outlines inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. '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 (Para 153).

Under para 154 of the NPPF, all new buildings are deemed inappropriate development with certain exceptions including the extension or alteration of a building is acceptable within the green belt provided it does not result in disproportionate additions over and above the size of the original building.

Policy EQ4 of the local plan reflects the guidance within national policy and seeks to maintain the openness and permanence of the green belt.

The extension proposed provides an increase of around 21% of the original dwelling and is therefore considered to result in a modest enlargement of this building. The proposal is within an existing developed curtilage and does not therefore involve encroachment into the countryside. Extensions of a similar size have previously been approved, but not implemented - the size of this extension is acceptable.

The site is close to the settlement of Charlesworth and is well connected by bus routes which run along the main road to the south of the site.

The proposal is therefore considered to be appropriate development in the Green Belt and acceptable in principle.

Matters relating to design, parking and amenity are considered in detail below.

Design & Visual Impact

Policy EQ6 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and sense of place. Section 12 of the NPPF places great importance on good design and states that good design is a key aspect of sustainable development.

Local Plan Policy EQ3 seeks to ensure new development is controlled to protect the landscape's intrinsic character and distinctiveness. Extensions to buildings are considered acceptable provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape. Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment whilst also contributing to local distinctiveness and sense of place.

The high peak design guide 2018 requires all extensions to harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The site has a strong well defined boundary within which this building sits and is

located close by to an established collection of buildings adjacent to the development boundary. The site is screened from view; at best there are glimpses of the building. The proposed extension is considered to be a simple design and form on the side of the building and is subsidiary. The alterations to the fenestration on the front elevation are considered to be improvements which represent its domestic use better and present a more active front elevation than the existing ground floor garage doors. Proposed openings are sensitive to those existing and the door arrangement on the new extension is acceptable. The materials proposed complement those on the main building and streetscape, with the stone finish offering a contrast in order to reflect the stone finish of nearby cottages which is considered wholly appropriate.

The proposal is therefore considered to be acceptable and in accordance with the provisions of local plan policy EQ3, EQ6 and section 12 of the NPPF.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed reconfiguration of internal space and extension is not considered to cause harm to the amenity of neighbouring properties as the site is not surrounded by any residential dwellings to the south or west. Residential dwellings to the north are screened behind the mass of the existing build. To the west is a cottage on the corner of the crossroads, there is a distance of 25m metres separating the buildings and existing boundary treatment, together with the existing road between.

The extension is positioned so as not to affect light or overbear any neighbouring residential properties.

The proposal is therefore considered to comply with the requirements of local plan EQ6 and section 12 of the NPPF in this regard.

Highway Safety

None

Highway Parking

Approval of this application would result in the loss of a garage and addition of a bedroom, notwithstanding the site has enough space to allow for the parking of 2-3 cars and turning on site. The LHA has requested that 2 parking spaces and space to turn be retained on site for the life of the development, in order to maintain the existing level of on-site parking space available to occupants.

CONCLUSION / PLANNING BALANCE

Subject to conditions and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 18.12.2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council