

DELEGATED DECISION REPORT

HPK/2025/0436
Valid 03/11/2025

2 , WATFORD BRIDGE
ROAD , NEW MILLS ,
DERBYSHIRE , SK22 4HJ

REAR GROUND FLOOR
EXTENSION, INTERNAL
GROUND FLOOR
AMENDMENTS AND FRONT
PORCH EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Impact on character and appearance of the Conservation Area
- Impact on residential amenity
-

DESCRIPTION OF SITE

The application relates to No.12 Watford Bridge Road, New Mills; a two storey Semi-detached property that lies in an elevated position above the public highway, heavily screened by natural vegetation.

The property lies at the end of a row of semi-detached properties which have principal elevations facing northwards and served by a small private footpath that runs westwards from No.2 Watford Bridge Road. This row of 3no. blocks of semidetached properties (No.2-12) depict a variety of materials and finishes, which includes stone, brick and render. The rear elevations of these properties front on to a shared access utilised for off-street parking, beyond which lies a cluster of single storey garages.



No.2 is built in stone. The rear elevation is characterised by a single storey outrigger finished in a matching stone.

The site lies within the built-up area boundary of New Mills and is not constrained by

any sensitive statutory designation.

PROPOSAL

The application seeks full planning permission for a modest front porch extension bringing it in line with the bay window and rear single storey extension. In addition the internal living space will be reconfigured to make it more open plan, conducive to modern living.

The rear extension will measure 3m projecting from the rear elevation x 4m wide and 3.5m high (2.6m eaves). It will have a pitched roof with two rooflights. A window will be placed centrally to look out over the garden.

The porch will protrude 0.6m and square off the front of the house in line with the existing bay.

Both extensions will be finished in stone and tiles to match the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ6 Design and Place Making
CF6 Accessibility and Transport

National Planning Policy Framework (2024)

12. Achieving well-designed places
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 14/12/2025

Neighbour consultation period ends: 26/11/2025

Public Comments

Objection received from the immediate neighbour stating that:

- My house is a semi detached house & number 2 is attached to me. The proposed extension will considerably take away my light as its position is extremely close to my lounge window blocking a considerable amount of natural light
- a velux window is proposed on the side of the roof looking into my bedroom window. This is an intrusion on my privacy

Town / Parish Comments

No objection

Highways Authority

No material impact on the highway

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing dwellinghouse that lies within the built-up area boundary of New Mills, identified as one of the larger Market Towns that sits at the top of the settlement hierarchy under Local Plan (LP) Policy S2, which are the focus for new housing and economic growth. The site is not constrained by any sensitive statutory designations. Given the nature of proposed development, and the planning policy context set out above, the principle of development is acceptable subject to an assessment of all relevant planning considerations.

Design, Character and Appearance

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 NPPF states amongst other things states that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The application relates to a semi-detached property that lies within a large housing

development that has no significant aesthetic or architectural value, with the overall sensitivity of the site considered to be low.

The public views of this property are also very limited, with a mature group of trees providing effective screening from Watford Bridge Road, there are open public vantage points existing to the east and south, but from High Hill Road the existing lean-to rear extension is already visible and viewed against the backdrop of the existing houses.

The proposed development is considered to comply with Policies S1 and EQ6, relevant Supplementary Design Guidance, and the NPPF.



Impact on residential amenity

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 NPPF states that planning should create places with a high standard of amenity for existing and future users.

The property is bounded to the north by the public highway, with properties on the northern side of Watford Bridge Road standing at a distance in excess of 30 metres. The proposed porch would not extend beyond the existing bay window.

As such, the introduction of a new porch on the principal elevation would not result in any harm to any neighbouring property opposite or to the side.

To the south of the site stands a commercial premises, with the only properties positioned to the south-east on High Hill Road that sit at right angles to the row of properties on Watford Bridge Road. Due to the spatial and visual relationship between these two groups of properties, it is considered that the proposed development would not result in any harm to any of these neighbouring properties.

This host property lies at the end of the row of semis, with an adjacent property being the other half of this semi-detached property. The occupant of the neighbouring property has objected to the proposal and is of the opinion that the proposed extension will take away light to their lounge window because the extension is too close. Also, a velux window is proposed on the side of the roof which is an intrusion on the neighbour's privacy, as it will allow looking into their bedroom.

Considering these points in turn: there is currently a high fence along this boundary, the extension will be stepped off the boundary and the roof will slope away from the neighbouring property. There would be a breach of the 45 degree line from the neighbours window. However this is an extension on the rear elevation and the dimensions adhere to permitted development standards:

- up to 3m depth for a semi-detached house
- max height of 4m and not higher than the ridge-line of the house
- max eaves height of 3m if within 2m of a boundary and not higher than the eaves of the house

The roof light would allow the neighbour to potentially look down into the extension, but the angles would not allow for any view inside the bedroom from the extension.



In view of the PD fallback it is not consider that a refusal on neighbour amenity grounds could be sustained. It is considered that the proposed development accords with the requirements of Policy EQ6 of the Local Plan.

Highways safety

There are no Highway issues.

CONCLUSION / PLANNING BALANCE

It is considered that the proposed development would not be harmful to the area nor adversely affect residential amenity, or highway safety to the extent that a refusal could be justified. All other relevant planning matters have been satisfactorily addressed. As such it is recommended the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 17.12.2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council