

## DELEGATED DECISION REPORT

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HPK/2025/0437  
Valid 04/11/2025

21 , LARCH WAY ,  
GLOSSOP , DERBYSHIRE ,  
SK13 8RY

PROPOSED TWO STOREY  
SIDE EXTENSION AND  
SINGLE STOREY REAR  
EXTENSION

(FULL - HOUSEHOLDER)

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### MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity

### DESCRIPTION OF SITE

The site relates to a two storey semi-detached property which is located within a residential area. The site is accessed via a driveway from Larch Way to the front and benefits from private amenity space to the rear.

The application site lies within the settlement boundary for Glossop as defined by the Local Plan policies map. For the purposes of planning policy consideration, the application site is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.



### PROPOSAL

Full planning permission is sought to demolish existing single storey conservatory to the rear and erect a new rear extension, on the existing footprint, but spanning across the rear elevation (stepped in off the shared boundary with number 23), with

lean to roof (similar to that on the neighbouring property, 19 Larch Way), three roof lights will be inserted in the plane of the roof. Windows will look out into the garden. The additional floorspace will create a larger kitchen.



In addition, a two storey extension to the side will infill and enlarge the area currently occupied as an open bin store, above this will be added an extended first floor, that will allow for reconfiguration of the existing space to work more effectively for the family. There will be no more bedrooms created. The two storey extension will be stepped down and stepped back from the front elevation, so will be read as an extension.



The proposed palette of material finishes will be sympathetic to the host dwelling and be brick and tile roof to match.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **High Peak Local Plan (Adopted 2016)**

S1 Sustainable Development Principles  
S1a Presumption in Favour of Sustainable Development  
S2 Settlement Hierarchy  
S5 Glossopdale Sub-area Strategy  
EQ6 Design and Place Making

### **Supplementary Planning Document**

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

### **National Planning Policy Framework (2024)**

Including sections -

12: Achieving well-designed places

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

HPK/2025/0345 Proposed two storey rear extension, partial single storey rear extension and small front extension - Withdrawn

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: 26/11/2025

Neighbour consultation period ends: 09/08/2023

#### **Public Comments**

No comments received

#### **Town / Parish Comments**

No comments received

#### **Highways Authority**

No highway objections. The applicant is reminded that there is a highway service strip which fronts the property. The service strip forms part of the public highway and the Highway Authority could enforce this is cleared and returned to verge at any point.

### **OFFICER COMMENTS**

#### **Principle of Development**

Local Plan policy S2 identifies Glossop within the Glossopdale sub area where there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

#### **Design & Visual Impact**

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute

positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should 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 proposed single storey extension will be added to the rear elevation of the existing dwellinghouse and be screened by the massing of the existing extensions on both neighbouring properties, should it be looked at from the side. It will not be visible to the public realm. The extension side extension will be visible to the front and the public realm, however, adheres to design guidance and assimilates into the streetscape which comprises numerous extension of varying designs and sizes.

Both extensions will be constructed of materials to match the host dwelling. The extensions will be contained within the boundary of the site.

The design and materials of the proposed extensions will complement the existing dwellinghouse and will not appear visually prominent within the street scene. It is for these reasons that the proposed extensions will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

## **Amenity**

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is a semi-detached two storey dwelling which is located amongst properties on the west side of Larch Way.

With regard to the relationship with No.19 Larch Way, this neighbouring property has already been similarly extended with a lean-to extension, and their blank gable will face the side elevation of the proposed rear extension. The new extensions will not harm the amenity of these occupants.

The side elevation of the existing upvc conservatory of number 23 Larch Way, already looks to the side of the conservatory that will be demolished. The side elevation to be replaced with the brick blank elevation of the new extension. The new extension protrudes no further than the existing. The rear extension will not harm the amenity of these occupants.

Number 23 is a neighbouring dwelling that has a single storey side extension, the gable end of which, faces the side of the new two storey extension facing onto Larch Way. The new extension will protrude slightly beyond the neighbours extension, but is stepped in from the host dwelling's front elevation. Windows will look onto Larch Way, as they currently do. The extension will not harm the amenity of these occupants. They will see it, but in terms of how the properties relate to each other, the status quo remains unchanged. There would be no visual intrusion, loss of privacy, overlooking, shadowing, overbearing effect, noise, light pollution, or other adverse impacts on local character and on the amenity of neighbours.

## **CONCLUSION**

It is considered that the development proposed has no adverse impact on the public realm and does not adversely harm the amenity of neighbours.

## **OFFICER RECOMMENDATION: APPROVE**

**Case Officer: P. Twigg**

**Recommendation Date: 17.12.2025**

X *B.S. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**