

DELEGATED DECISION REPORT

HPK/2025/0399
Valid 09/10/2025

BANK HOUSE FIELD HEAD
GLOSSOP

PROPOSED TWO STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building, surrounding Geen belt land and nearby conservation area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

The application site comprises a two-storey 19th-century farmhouse located at Field Head, Glossop. The property is accessible via a private drive from Cliffe Road and sits on elevated land. The surrounding area is rural in character, with the property being located within the open countryside and on greenbelt land.

PROPOSAL

Planning permission is sought for the erection of a two-storey rear extension following the demolition of the existing 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
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

National Planning Policy Framework

Chapter 4 – Decision-making
Chapter 12 – Achieving well-designed places
Chapter 13 – Protecting Green belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 24/12/2024

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

No public comments received.

Conservation Officer

Whitfield conservation area is designated for its high concentration of 18th Century cottages which line narrow lanes. Whitfield has a historic association with the early textile industry in Glossopdale. The rural landscape setting of the conservation area contributes significantly to the historic character of the conservation area.

The two footpaths (PROW NO. 188 and PROW NO. 18) which run parallel to the application site are identified within the Whitfield Conservation Area Character Appraisal (CACA) as one of the significant views into and out of the conservation area (page 23 of Whitfield CACA).

The application proposes a two storey rear extension to Bank House. Due to the location of the proposed extension it will not be visible when leaving the conservation area via PROW no. 18 or no. 188. However, views of the extension may be visible when entering the conservation area via PROW no. 188. Therefore the extension should be constructed of natural materials to match the host dwelling as stated in the application form submitted.

In conclusion there are no heritage objections to the proposed two storey rear extension as outlined above, subject to the use of natural materials which match the host dwelling. However, the application lacks the required heritage statement as outlined above and therefore fails to comply with paragraph 207 of the NPPF.

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

Local Plan Policy S2 outlines that all areas outside of the settlement boundary of settlements, including Green Belt and the Countryside which do not have a

settlement boundary as defined on the Policies Maps, development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5

Local Plan Policy H5 would not be applied in case as the application refers to a domestic extension and not a new development that would be subject to affordable housing standards.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. Extensions to existing dwellings are supported provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

LP Policy EQ 4 states that the Council will seek to protect the Green Belt and maintain its openness and permanence. Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.

In this instance, domestic extensions are supported by policy EQ3, however it is necessary to consider whether the proposals comply with design, amenity, greenbelt and conservation area policies.

Green Belt considerations

Paragraph 154(c) of the NPPF states development in the Green Belt is inappropriate unless one of the following exceptions applies: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

The proposed extension amounts to the extension or alteration of a building under para 154(c).

While the NPPF does not define the term 'disproportionate' however as a typical guide, a figure of 30% increase in volume from the original dwelling is not uncommon and is usually considered to be a modest enlargement within the green belt that would not result in a disproportionate addition to the main house.

	Original Dwelling	Existing	Proposed	Total % Increase
Floor Area Ground Floor	101m2	116m2	121m2	19.8%
Floor Area Upper Floor	78m2	78m2	97m2	24.4%
Total	179m2	194m2	218m2	21.8%

It is considered that that the proposed development would not exceed a 30% increase in volume from the original dwelling house, as such the proposed extension

and alterations would be considered a modest enlargement that would not constitute disproportionate development that would impact the openness of the Green Belt.

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.

Paragraph 135 of the NPPF states amongst other matters that new developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The Adopted Residential (SPD) (2005) chapter 9 states that *"extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed."*

The High Peak Design Guide SPD (2018) contains useful design guidance for new development including extension, covering a number of different aspects, to ensure that schemes are of a high quality that is appropriate for its context.

The proposal drawings were amended following officer advice to remove the proposed Juliette balcony as this feature is considered modern and would not reflect the traditional character and appearance of the existing dwelling and the wider area. A vertically proportioned first window is proposed, it would have the same proportions and positioning reflecting the character of the dwelling.

The proposed extension would infill an area to the rear of the dwelling and result in a balanced appearance to the rear elevation. A ground and first floor window are proposed which would match in proportion and siting when compared to the existing fenestration on the dwelling.

The development would be visible from the Whitfield Conservation Area and surrounding public footpaths. However, given its modest scale, it is unlikely to result in any significant adverse impact on these views. A heritage statement has been subsequently been submitted with this application, concluding that there would be no adverse impact on the conservation area, a conclusion also reached by the Councils conservation officer.

The proposed design, including its siting, scale, and choice of materials, is considered appropriate. It would not harm the character or setting of the nearby conservation area, and would compliment the character of the host dwelling. The proposal is therefore in accordance with Local Plan Policies EQ2, EQ3, and EQ6, the Residential Design Guide SPD, and the National Planning Policy Framework (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 nearest residential properties are located over 100m away on Cliffe Road. The proposed extensions would not have a negative impact on neighbour amenity and would therefore comply with policy EQ6 of the Local Plan.

Highway Safety

The parking and highways arrangements will remain unchanged. The site has a large hardstanding area to the side of the dwelling which has more than adequate levels of off road parking.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development as amended is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2024). As such the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 05/01/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council