

DELEGATED DECISION REPORT

HPK/2025/0473
Valid 27/11/2025

42 HILLWOOD DRIVE
GLOSSOP

PROPOSED SINGLE STOREY
REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Residential amenity
- Highways

DESCRIPTION OF SITE

The application site comprises a two-storey semi-detached dwellinghouse situated on a corner plot at the junction of Shirebrook Drive and Hillwood Drive. The property is constructed of brick and benefits from both front and rear gardens, with an area of hardstanding to the front that provides parking for two vehicles, as well as a detached garage to the side.

The site is located within the built-up area boundary of Glossop. The surrounding area is predominantly residential in character, with a number of nearby properties featuring rear and side extensions. There are no heritage constraints affecting the application site.

PROPOSAL

Planning permission is sought for the erection of a 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
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 12 - Achieving Well Designed and Beautiful Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The only history relating to this site is in connection with the original planning application for the estate which date back to the 1980's.

CONSULTATIONS

Publicity

Site Notice expiry date: 02/01/2026
Neighbour consultation period ends: 22/12/2025
Press Advert: N/A

Public Comments

No comments received.

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

The application seeks full planning permission for an extension to an existing residential property that lies within the built up area boundary for Glossop, which is identified as a Market Town 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.

During the application process, amended plans were submitted at the request of the case officer, reducing the depth of the proposed rear extension from 4 m to 3 m, primarily to protect neighbouring amenity.

Planning permission is sought for the erection of a single storey rear extension. The extension would measure 3m in depth, with a maximum height of 3.7m expanding to full width of the property. External materials used in the construction of the extension would match the existing dwellinghouse secured by a condition.

The proposed single storey rear extension would create a modest addition which is judged to create a sympathetic and subservient addition to the host dwelling. It is also noted that the proposed rear extension falls within the requirements for a single storey rear extensions under Class A, Schedule 2, Part 1 of the General Permitted Development Order (GPDO), although permitted development rights have been removed in respect of extensions. The proposed rear element would not be readily visible within the street scene due to the presence of a hedge along the road to Shirebrook Drive and as such is not judged to have any impact upon the character of the surrounding area.

With regards to the above it is considered that the proposed development would be of an appropriate design and would not have any detrimental impact upon visual amenity or the character of the existing dwelling in accordance with Local Plan Policy EQ6, Supplementary Planning Documents and 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.

No 40 Hillwood Drive is the adjoining neighbouring property located to the west of the application site. The property benefits from a two storey side and single storey rear extension which extends approximately 3m in depth.

To the rear, No. 40 contains two large windows and a door serving the kitchen. The proposed extension would result in a minor encroachment into the 45-degree line from one of these windows; however, this level of impact is not considered significant enough to cause a serious negative impact regarding loss of natural light. The kitchen benefits from additional sizeable openings that would continue to provide an adequate level of natural light. Moreover, the extension would be positioned to the east of the neighbour and therefore any sunlight impact would only occur in the morning, with any impact on late afternoon sunlight caused by the neighbours own extension. It is also noted that the extension would fall within the usual permitted

development allowances, which indicate that any impact on residential amenity is acceptable, however it is only the removal of permitted development rights which determine the need for planning permission. Taking into account all of these factors it is considered that the development would not adversely affect neighbouring amenity and the relationship between the proposed rear extension and the neighbouring property is regarded as acceptable.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

No additional bedrooms are proposed, and the existing parking arrangements would remain the same. The proposal therefore accords with policy CF6.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in principle and would be of an acceptable design and will not result in an unacceptable level of impact upon 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: Agatha Dutton

Recommendation Date: 22/01/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council