

DELEGATED DECISION REPORT

HPK/2025/0382
Valid 03/10/2025

9A LODES LANE
SMALLDALE

PORCH EXTENSION TO THE
FRONT OF THE PROPERTY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design
- Residential Amenity
- Nutrient neutrality

DESCRIPTION OF SITE

The application site comprises a two-storey dwelling house situated within a short row of terraced properties located on the north side of Lodes Lane. The building is constructed of stone and includes a gravelled area to the front, which provides on-site parking. There are no heritage constraints affecting the site.

PROPOSAL

Planning permission is sought for the erection of a front porch following the demolition of the existing porch.

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
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2: Achieving Sustainable Development
Chapter 12: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

High Peak Residential Design Guide
SPD High Peak Design Guide

CONSULTATIONS

Publicity

Site Notice expiry date: 24/12/2025
Neighbour consultation period ends: 24/10/2025
Press Advert: N/A

Public Comments

None 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.

Wormhill and Green Fairfield Parish Council

Not object.

OFFICER COMMENTS

Principle of Development

The property lies within the built up area boundary of Smalldale which is identified as a Smaller Village in the settlement hierarchy under Local Plan Policy S2, which allows for limited development. The application seeks permission for an extension to an existing property that lies within the built-up area boundary on a site that is not constrained by any sensitive statutory designation. As such the principle of development is supported subject to an assessment of all relevant planning considerations.

Design

Policy EQ6 of the Local Plan states all development should be well designed and of a high quality that respects local distinctiveness and sense of place.

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.”

Para 9.5 states In most cases the simpler the porch, the better. Usually a gabled form is preferred, although a lean-to roof may be better on post war houses.

The proposal involves the demolition of the existing porch and its replacement with a new porch extension measuring approximately 2.3 metres in depth, 2.8 metres in width and with a maximum height of 3 metres. The proposed porch would

incorporate monopitch roof form and include two rooflights. All external materials would match those of the existing dwelling, to be secured by a condition. An assessment of the surrounding area indicates that several properties within the nearby Smalldale Cottages feature mono and dual-pitched roof designs. As such, either roof form would be in keeping with the established character and pattern of development in the locality.

The proposed porch would be of a simple and modest design, with a footprint and scale that remains clearly subservient to the host dwelling. The development is therefore considered to comply with the principles of Policy EQ6 of the High Peak Local Plan and the adopted Residential Design Supplementary Planning Document.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed would not breach the 45 degree line to the adjoining properties 11 Oak Cottage to the east and Ivy Cottage to the west. Moreover no windows are proposed to either of the side elevations. Consequently, the proposed porch is not judged to create any unacceptable impacts regarding privacy, loss of light or overlooking.

The proposed porch is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out "likely significant effects" on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if "likely significant effects" (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an "Appropriate Assessment" where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof, when compared to the existing porch it will not significantly increase run-off from the

site and in turn will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

Highway Safety

The parking arrangements at the site would remain unchanged. The DCC highways have offered no objection to the development.

CONCLUSION / PLANNING BALANCE

The proposed porch is of an appropriate design and scale and would not result in any adverse impacts on residential amenity. It therefore complies with Policy EQ6 of the High Peak Local Plan and the adopted Residential Design SPD.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 16/01/2026

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council