

DELEGATED DECISION REPORT

HPK/2025/0455
Valid 20/11/2025

ROCKLANDS START LANE
WHALEY BRIDGE

REAR EXTENSION INCLUDING
NEW STAIRCASE AND
ENLARGED KITCHEN

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Residential amenity

DESCRIPTION OF SITE

The application site relates to a large single-storey detached property along Start Lane in Whaley Bridge. The property is sited on a large plot and benefits from a large garage to the east. The property features a pitched roof finished in grey concrete tiles and elevations finished in a mix of render, stone and vertical timber boarding.

The site is located within the open countryside.

PROPOSAL

Planning permission is sought for the erection of a rear extension to the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ2 Landscape Character
EQ3 Rural Development
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

Whaley Bridge Neighbourhood Plan 2022-2023

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 01/01/2026

Neighbour consultation period ends: 16/12/2025

Press Advert: N/A

Public Comments

No neighbouring comments

Tree and Woodland Conservation Advisor

The proposed development has been reviewed in relation to the adjacent Tree Preservation Order (TPO). Based on the submitted plans and site context, the extension and associated works will not encroach upon the Root Protection Area (RPA) of the protected tree, nor will they adversely affect its canopy or long-term health. No excavation or construction activity is anticipated within the RPA, and adequate separation is maintained.

Conclusion: There is no objection to the proposed rear extension, new staircase, and enlarged kitchen, as the works will have no impact on the adjacent TPO tree

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 site is located outside the defined settlement boundary of Whaley Bridge under policy S2 and therefore, it is considered a countryside location where policy EQ3 applies.

Policy EQ3 seeks to strictly control development in rural locations to protect the landscape's intrinsic character and distinctiveness and to ensure development occurs at the more sustainable locations (i.e. towns and villages). With regards to residential development, policy EQ3 sets out a strict criteria, ensuring all new development is of a high quality design and protects or enhances landscape character. Policy EQ3 allows extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape. Therefore, the principle of development is acceptable subject to a detailed assessment of relevant planning considerations.

Design

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ2 looks to resist development which would harm or be detrimental to the character of the local and wider landscape and will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.

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.

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 Adopted Residential (SPD) (2005) paragraph 9.1 states extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.

WBNP Policy WB-E4 states development should complement the rural and historic character of the area and not harm the rural and open landscape character of the area.

Planning permission is sought for the erection of a rear extension to the existing dwelling. The proposed extension would have a depth of 3.7 metres, with the roof that would adjoin the roof of the existing dwelling, with a slight step down from the main roof ridge. External materials are proposed to match those of the existing property, including rendered blockwork walls, grey concrete roof tiles and white uPVC windows. The extension is considered modest in scale, would preserve the character and appearance of the dwelling, and would not result in any visual harm to surrounding area as the extension would face directly onto a rockface away from public view.

The proposal is considered to accord with the relevant policies referred to above and is therefore acceptable in design terms.

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 Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The application site shares a boundary with Rockcliffe, a large detached dwelling located approximately 22 metres to the south-west of the site on higher ground. Given the elevated position of Rockcliffe and its relationship to the proposed development, it is considered that the proposal would not result in any unacceptable impact on the residential amenity of its occupiers. Fern Hill Coach House is situated approximately 37 metres to the west of the application site and, as the proposed extension would not be visible from this property, it is considered that the amenity of its occupiers would also remain unaffected by the development.

Highway Safety

The proposed development would not result in the creation of any additional bedrooms and would not alter the existing parking arrangements at the property. DCC Highways Authority has raised no objections to the proposal.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any adverse amenity impacts and is of acceptable design and is considered to be in accordance with the relevant policies put forward in the Local Plan (policies EQ 2, EQ 3 and EQ 6) the Whaley Bridge Neighbourhood Plan 2022-2023 (WB-E4) and the NPPF. Therefore, the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVAL

Case Officer: Agatha Dutton

Recommendation Date: 06/02/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council