

DELEGATED DECISION REPORT

HPK/2025/0484 **14 UNION ROAD**
Valid 15/12/2025 **NEW MILLS**

**CONSTRUCTION OF
BALCONY TO REAR
ELEVATION OF FIRST-FLOOR
FLAT (14 UNION ROAD),
POSITIONED OVER THE
EXISTING REAR GROUND
FLOOR ROOF AND WITHIN
THE ORIGINAL EXTERNAL
WALL LINE, USING
MATERIALS MATCHING THE
EXISTING BUILDING**

(FULL - MINOR)

MAIN ISSUES

- Design, Character and Appearance
- Impact upon the Designated Heritage Asset (New Mills Conservation Area)
- Impact upon Amenity

DESCRIPTION OF SITE

The application site refers to a typical stone construction, two storey Victorian mid-terrace dwelling located on Union Road within the defined settlement boundary of New Mills and additionally located within the defined New Mills Town Centre and New Mills Conservation Area.

The site was previously used most recently as part of Lloyds Bank Class E(c) and has since been converted to create residential flats via planning applications (ref HPK/2024/0494 & DET/2024/0013).

PROPOSAL

The proposed development seeks full planning consent for the construction of a balcony to the rear elevation of the first floor flat.

The proposals would be built atop the existing single storey roof area of no. 14 Union Road and would have a projection of 1.5m. The proposed balcony area is to be decked in timber with a new patio door to the rear of the first floor of the site affording access onto the balcony. The balcony will utilise a black metal balustrade for guarding.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving Well Designed and Beautiful Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There are a number of advertisement consent applications relating to the previous use of the site as a functioning bank which are not considered relevant in this instance.

HPK/2005/0832: Change of use from A1 (Retail) to A2 (Financial / Professional Services) Decision: Approved (06/12/2005)

DET/2024/0013: Conversion of first floor to a flat.
Decision: Prior Approval not Required (13/06/2024)

HPK/2024/0494: Proposed change of use of the existing ground floor of the property into a mixed-use space comprising commercial (Class E) and a 1 bedroom Flat (Class C3)
Decision: Approved (30/04/2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 05/02/2026
Neighbour consultation period ends: 06/01/2026
Press Advert: 22/01/2026

Public Comments

No public comments

New Mills Town Council Comments

No objection.

Conservation Officer

14 Union Road is located within the main commercial centre of New Mills. To the rear the site backs on to the Torrs gorge and Torr Vale Mill. A set of stone steps is located to the rear of the site forming a pedestrian access to the Torrs gorge, Torrs Riverside Park, Millennium Walkway and Torr Vale Mill. The rear of Union Road consists of a continuous terrace row of 3 storey elevations, with two-storey or single-storey extensions.

The application site is also located within the wider setting of the Grade II* Torr Vale Mill. Torr Vale Mill is a large late 18th century mill with major alterations in 1860. The large mill dominates the section of Torrs gorge which is located to the rear of the application site.

The application proposes to construct a balcony on top of the existing single storey extension. The balcony will include the building up of the stone extension to create a flat area for the balcony with a 1100mm balustrade. It is proposed to install a patio door to allow access onto the balcony.

The proposed balcony will be visible from the pedestrian path to the rear of the application site which allows access to the Torrs Riverside Park, Millennium walkway and Torr Vale Mill. As such the balcony will be visible from the public domain within the New Mills conservation area. Balconies are not characteristic of the street scene to the rear of Union Road. Nor are balconies characteristic of the New Mills conservation area.

The windows and doors to the rear of 14 Union Road have stone lintels above each window, a fenestration design which is characteristic of the New Mills conservation area. The proposed elevations appear to remove or omit stone lintels from above both the ground floor window, and proposed balcony door. Therefore, the fenestration design appears visually out of keeping with the host dwelling, and character and appearance of the conservation area.

Other Matters:

The heritage statement refers to balconies located on the rear of no. 26 - 30 Union Road. 26-30 is a late-20th century building which overlook the gorge. A site visit has confirmed that the balconies are visible from the Millennium walkway and therefore impact upon public views. The balconies at 26-30 represent an example of negative former development which detracts from the character and appearance of the New Mills conservation area. On this basis the balconies at no. 26-30 cannot be considered as acceptable precedent for balconies within the conservation area, nor within the setting of the Grade II* Torr Vale Mill.

In summary, the proposed balcony is considered to be out of character with the New Mills conservation area and will appear visually incongruous from the public domain within the conservation area. In terms of planning policy, it is considered to be less than substantial harm (NPPF para 215) to the character and appearance of the New Mills conservation area. As the application site and proposed scheme relate to the Class C3 first floor flat it is unlikely that any public benefit would be derived from the proposal. On this basis it is recommended that the application be refused in order to preserve the character and appearance of the New Mills conservation area.

Derbyshire County Council Highways (No Objection)

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 and alterations to an existing residential property that lies within the built up area boundary for New Mills, which is identified as a Market Town under the High Peak Local Plan (2016). 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, Character and Impact upon the Conservation Area

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.”

LP Policy EQ7 states that “The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies S5, S6 and S7. Particular protection will be given to designated and non-designated heritage assets and their settings.”

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.

The site lies within the New Mills Conservation Area, with the New Mills Character Appraisal describing the wider site as “The Union Road approach to the Town Centre first goes over the Union Bridge where the high parapets obscure views down to The Torrs, but give distant views to the hills to the east and west. Union Road itself is relatively wide but enclosed by almost continuous shopping frontages on both sides leading up to the junction with Market Street and Hague Bar Road. Here the former Market Ground, now the bus and taxi station, creates a break in the frontages, affording views to the hills, over The Torrs gorge which is not itself apparent from any of the main streets.”

Directly to the (rear) west of the site lies a pedestrian path which allows access to the Torrs Riverside Park and the Millenium Walkway. The proposed balcony by virtue of the gorge views and pedestrian footway, would be highly visible within the street scene. Balconies are not typical of properties on Union Road or the wider High Peak. Given this the proposals would be highly at odds with the public domain and the New Mills Conservation Area.

With regard to the highly visible nature of the site, from which the rear of the application site can be seen from a significant distance, the proposed development would be visually prominent within the street scene and would appear as an obtrusive and unsympathetic addition to the rear of the property which is strikingly at odds with the Conservation Area and the street scene. The agent has put forward images of balconies to the rear of no.26 Union Road, a late 20th century building. The Conservation Officer has deemed that these existing balconies represent “*an example of negative former development which detracts from the character and appearance of the New Mills conservation area. On this basis the balconies at no. 26-30 cannot be considered as acceptable precedent for balconies within the conservation area, nor within the setting of the Grade II* Torr Vale Mill.*”

Furthermore the Conservation Officer has highlighted that the proposed design of the new patio doors, providing access to the balcony area appear to remove the stone lintels from above the ground floor window and proposed balcony door. Therefore, the fenestration design appears visually out of keeping with the host dwelling, and character and appearance of the conservation area.

The proposed works would have harm upon the character of the Conservation Area. There is no public benefit which arises from the proposed works and as such the development is contrary to High Peak Local Plan Policy EQ6, EQ7, the Design Guide SPD, further to national policy detailed within 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.

The proposed works would not breach the 45 degree line to any of the neighbouring occupiers and as such re not considered to give rise to any unacceptable amenity impacts regarding overshadowing and would not be overbearing in its nature.

The proposed works would create a balcony area over the flat roof affording views over the Gorge, Torr Vale Mill and the Millenium Walkway. As above, directly to the west of the site is a pedestrian route which provides access from Torr Vale Mill and

the Millenium Walkway into New Mills Town Centre. Given the positioning of the balcony this would result in direct overlooking between users of the footway and occupiers of the application site. Whilst using the balcony area, the occupiers would be directly overlooking users of the pedestrian footpath. Additionally given that the pedestrian footway slopes steeply uphill towards New Mills Town Centre, users of the pedestrian footpath would be directly overlooking the occupiers of the application site on the balcony area. As a consequence the proposed development is therefore judged to have an unacceptable impact with regards to overlooking and a loss of privacy for any future occupiers of the application site.

Additionally it is noted that this is a highly used and important access route for people to access key service provisions, retail and leisure areas within New Mills. There will be continual overlooking and loss of privacy issues by virtue of the unacceptable level of intervisibility.

Therefore with regard to the above the proposed development is judged to be in direct conflict with Local Plan Policy EQ6, the Residential Design Guide SPD further to national policy detailed in the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed development would have an unacceptable impact upon the street scene and the character of the Conservation Area by virtue of its prominence and appearance as an obtrusive an uncharacteristic addition within a highly visible location in the Conservation Area. Therefore the proposal is in conflict with Policy EQ6, EQ7 of the High Peak Local Plan, Design Guide SPD (2018), Residential Design Guide SPD and the National Planning Policy Framework (NPPF).

Moreover, the proposals would result in direct overlooking between users of the pedestrian path to the west of the site and any future occupiers of the application site resulting in a significant loss of amenity. Consequently the proposals are contrary to Local Plan Policy EQ6, Design Guide SPD (2018), Residential Design Guide SPD and the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : Refuse

Case Officer: Stuart Talbot

Recommendation Date: 05/02/2026

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Signed by: Ben Haywood

On behalf of High Peak Borough Council