

DELEGATED DECISION REPORT

HPK/2025/0401
Valid 13/10/2025

HILL BROW HIGHGATE
ROAD
HAYFIELD

EXTENSION TO REAR
DORMER, CHANGES TO
DRIVEWAY, CHANGES TO
EXTERNAL MATERIALS,
CHANGES TO FENESTRATION
AND NEW CANOPY AT FRONT
DOOR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Amenity

DESCRIPTION OF SITE

The application site, Hill Brow, is a large four-bedroom detached property located on Highgate Road in Hayfield. The property forms part of a row of large detached dwellings that have a variety of architectural forms.

The site is situated within the built-up area boundary of Hayfield, however, it is in close proximity to open countryside and Green Belt land, which lies immediately to the east and west.

PROPOSAL

Planning permission is sought for the extension to the existing rear dormer, changes to the driveway, alterations to external materials, changes to fenestration and the installation of a new canopy at the front door

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 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

Approved, 1984 - Extension To Existing Dormer Window, Enlarging The Two Existing Bedrooms.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/11/2025

Neighbour consultation period ends: 05/11/2025

Press Advert: N/A

Public Comments

No public comments.

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 property lies within the built up area of boundary of Hayfield, which is identified as a Larger Village in the settlement hierarchy under Local Plan Policy S2 in recognition of it being a moderately sustainable location with access to some services and facilities. Therefore, the principle of development is acceptable, provided that the development would not harm the character and appearance of the existing dwelling.

Design

Policy S1 of the Local Plan 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.

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.

During the application process, the case officer requested amended drawings from the applicant in order to improve the overall design of the scheme to ensure that the proposal would better reflect the character of the surrounding area. The original submission incorporated a prominent use of stark white render alongside extensive areas of timber cladding. These materials were considered out of keeping with the surrounding street scene and not reflective of the pattern of development along Highgate Road. In particular, the use of timber cladding is generally discouraged within High Peak. The applicant has submitted revised plans which formed the basis of the current assessment.

The existing dwelling is situated on Highgate Road on elevated land. The property is constructed in stone and is partially finished with an off-white render. Although the dwelling is situated on elevated land, it is, like many others along the street, largely screened from view by mature trees and hedging to the front.

The surrounding properties are mixed in design, however, many feature a combination of tiled roofs, brickwork, stonework, and rendered finishes. The neighbouring property, Moor Green, is predominantly rendered with dark grey/black window framings.

Planning permission is sought for the extension to the existing rear dormer, changes to the driveway, alterations to external materials, changes to fenestration and the installation of a new canopy at the front door.

The existing rear dormer would be extended by 1.9 m to accommodate a new bathroom. In addition, the applicant intends to extend the existing driveway, using permeable surfacing and rebuilding the low-level boundary wall to create adequate space for two off-street parking spaces. Changes to external materials include a beige/off-white render to be applied across the property, slate tiling to existing to the front elevation and dormers, and slate roof tiles.

The original white uPVC windows will be replaced with dark grey uPVC/aluminium frames. Finally, a new entrance canopy is to be installed above the front door.

The rear dormer extension is considered acceptable, as it would not result in a dormer of an unacceptable size. The proposed increase is minor in scale and would face towards Chapel Road below, largely away from public view due to the siting of mature trees. The proposed render would partially resemble that of the existing dwelling, the fenestration changes would include the use of dark grey uPVC/aluminium resembling that of the neighbouring property, and is considered acceptable.

The development would not cause harm to the nearby countryside or greenbelt land.

For the reasons set out above the proposed development is considered acceptable in design. The development therefore accords with requirements of policies S1 and EQ6 of the High Peak Local Plan and the Residential Design Guide SPD.

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.

It is considered that the neighbouring properties, Langdale and Moor Green, would not be affected by the proposed development. No new windows, doors, or extensions are proposed that would alter the amenity of the adjoining neighbours in terms of overlooking, overshadowing, or overbearing impact.

The proposed would comply with Local Plan Policy EQ 6.

Highway Safety

The proposal includes the creation of an additional parking space while retaining the existing garage. The number of bedrooms would be reduced from five to four. The Highways Authority has raised no objections to the scheme.

Accordingly, there are no highway safety concerns, and the proposal is considered to comply with Local Plan Policy CF6 and the prescriptions set out in Appendix 1 regarding the provision of parking spaces for a four-bedroom dwelling.

CONCLUSION / PLANNING BALANCE

The proposal is considered acceptable in terms of design and amenity and will not result in any harm to the surrounding greenbelt and countryside. The development is therefore considered to be in accordance with the relevant policies put forward in the Local Plan and NPPF.

OFFICER RECOMMENDATION : APPROVAL

Case Officer: Agatha Dutton

Recommendation Date: 09/02/2026

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council