

DELEGATED DECISION REPORT

HPK/2026/0004
Valid 08/01/2026

13 COWDALE COTTAGES
UNNAMED ROAD FROM
A515 TO A6
COWDALE

SINGLE STOREY REAR
EXTENSION TO REPLACE
EXISTING PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development.
- Amenity, Character, and Design.
- Historic environment.
- Highway safety.
- Nutrient neutrality.
- Water Quality.

DESCRIPTION OF SITE

The application site is an existing residential property within a linear row of development in Cowdale. To the east and west of the site are established farmsteads.

The application site falls within allocated countryside, with grazed agricultural fields to the rear (west) of the site.

The site falls within Buxton's Nutrient neutrality SSSI catchment, the Buxton mineral water catchment, and the Buxton groundwater source protection zone.

The administrative boundary of the Peak District National Park Authority runs along the road of Cowdale, a short distance to the east of the site.

The Grade II Listed Building of Cowdale Hall is located circa 90m+ to the west of the application site boundary.

PROPOSAL

The proposal relates to the removal of a single storey porch on the rear of the property, and the erection of a single storey rear extension.

The extension is proposed to project 3.5m from the rear elevation of the property, with a width of approximately 5.13m. It would be set off the adjoining neighbouring boundary by approximately 0.15m and would have a flat roof reaching a height of 2.6m. A roof lantern is proposed, which takes the maximum height of the extension to approximately 3.15m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
High Peak Borough Council Local Plan (2016):

Policy S 1 Sustainable Development Principles.

Policy S 1a Presumption in Favour of Sustainable Development.

Policy S 2 Settlement Hierarchy.

Policy EQ 2 Landscape Character.

Policy EQ 3 Rural Development.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 12 – Achieving Well Designed Places.

Part 15 – Conserving and Enhancing the Natural Environment.

Part 16 – Conserving and Enhancing the Historic Environment.

Supplementary Planning Documents (SPD):

Water in Buxton (2021).

Residential Design (2005).

High Peak Design Guide (2018).

Landscape Character (2006).

Planning (Listed Buildings and Conservation Areas) Act 1990.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/4052 - Porch And Lounge Extension - Approved 11/03/1986.

CONSULTATIONS

Publicity

Site Notice expiry date: 11/02/2026.

Neighbour consultation period ends: 30/01/2026.

Press Advert: N/A.

Public Comments

1 written representations has been supporting the proposal. The submitted comment raises the following points:

- No objections – Aware of its dimensions and it won't affect my property or its outlook.

Derbyshire County Council Highways:

- No comments to make as there appears to be no material impact on the public highway.

High Peak Borough Council Conservation Officer:

- The Grade II listed Cowdale Hall is located approx. 110m from the application site.
- A dwelling know as 'The Stables' is located between the application site and the Grade II listed Cowdale Hall, and provides a sufficient degree of physical separation between the heritage asset and the application site as to protect the setting of the listed building.

No other written representations received as part of the consultation process.

OFFICER COMMENTS

Principle of Development

HPBC Local Plan Policy S 1 seeks to ensure the delivery of sustainable development, by ensuring, amongst other things, the effective use of land to meet community needs, whilst also taking account of and protecting the areas distinct Peak District character and landscape, including that of the Peak District National Park. Policy S 1 seeks to locate new development in line with the boroughs Settlement Hierarchy.

HPBC Local Plan Policy S 2 sets out the settlement hierarchy for the borough. The site falls outside of any identified settlement boundary, in an area allocated as countryside. In these areas development will be strictly limited to that which has an essential need to be located in the countryside, in accordance with policy EQ3.

Policy EQ 3 seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park. Policy EQ 3 identifies a number of 'appropriate' forms of residential development, which includes "*extensions to existing*

dwelling 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 considered to be acceptable, subject to all other material planning considerations being found to be acceptable.

Amenity, Character, and Design:

Design and Amenity:

Policy EQ 6 of HPBC's local plan identifies that all development should be well designed and of a high quality that responds positively to its environment, whilst also contributing to local distinctiveness and sense of place. It seeks to achieve this by, amongst other things:

1. Requiring developments to be of high quality design that protects, enhances and / or restores landscape character, particularly in relation to the setting and character of the Peak District National Park.
2. Requiring that development contributes positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features.
3. Requiring that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Council's adopted Design Guide and Residential Design Guide Supplementary Planning Documents seek to build upon Policy EQ 6 and provide more detailed and practical advice for aspects such as design (size, siting, scale, materials, roof style etc) and impacts on neighbours in relation to possible overshadowing, massing, and overlooking etc.

As previously identified the extension is proposed to project 3.5m from the rear elevation of the property, reaching a height of 2.6m to the top of the flat roof, and approximately 3.15m in height to the top of the roof lantern.

The extension will be located to the south of the adjoining neighbouring property of No.14. The neighbour at No.14 has a single storey rear extension is understood to form an extension to the kitchen-dining area. No.14 also has a pedestrian door in its rear elevation which is understood to provide access to a utility area. The pedestrian door at No.14 is adjacent to the application site boundary.

The adopted Residential Design (2005) SPD identifies that domestic extensions should be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties, and should not produce a tunnelling affect from a main habitable room window. To help establish potential impacts from overshadowing on a main habitable room, the '45 degree rule' can be applied. The

45 degree line is breached in both plan and elevation view in relation to the door serving the utility area at the neighbouring property of No.14. However a utility does not constitute a habitable room, and therefore it is considered that the impact on this space would not be significant. The rear window in the rear extension at No.14 serving the kitchen area remains unaffected by the proposed extension.

Officers are mindful of the available fall-back position at the site, whereby the applicant could possibly exercise their Permitted Development Rights to construct a single storey rear extension at the same/comparable height, and a projection from the rear elevation of 3metres (a 0.5metre reduction than is proposed under this application). Even a 3metre extension would still breach the 45 degree lines in both plan and elevation view. This fall-back position is therefore a material consideration in this application.

The neighbour at No.12 has some windows and a door in its side elevation at ground floor level, facing the application site. Given the siting of the proposed extension relative to these openings, and also considering that No.12 is situated at a higher land level, it is considered that the amenity of the this property would not be unduly affected by the development.

The extension is proposed to have an external finished of dashed render to match the existing property, and it is considered that a suitably worded condition would be reasonable to manage this.

The adopted Residential Design (2005) SPD identifies that flat roofs should generally be avoided in favour of matching the prevailing angle of the original house roof, to help maintain the proportion of the house. The SPD also discusses the use of roof lights, and how these should be kept to a minimum and hidden from sight.

The existing property has a flat roof porch extension to its rear. Various other existing properties within the row of houses in Cowdale have existing single storey rear extensions, comprising either flat roof extensions or conservatories. The proposed extension would not be readily visible within the street scene, and any limited views of the extension would be seen within the context of the existing mix of extensions and domestic outbuildings. It is therefore considered in this instance, given the specific circumstances of the application site, that the proposed development would not cause any detrimental harm to the character of the street scene.

Landscape Character:

The site is located within the White Peak 'Plateau Pastures' Landscape Character Area. This area of the borough is described within the Landscape Character (2006) SPD as being a gently rolling, upland limestone plateau characterised by nucleated limestone villages, dry stone walls, a pastoral land-use and open and expansive views.

The dominant building material for this area is limestone with gritstone detailing, although non-traditional buildings exist in the form of rural workers cottages, which

are not sympathetic to the landscape or traditional building style. The application site in conjunction with the other properties at Cowdale Cottages do not generally reflect the areas dominant building material and are largely finished with pebble dashed render.

The site is situated outside of but adjacent to the boundary of the Peak District National Park (PDNP), which is located immediately to the east of the site and runs along the main highway.

Given the siting, scale, and design of the proposed extension, it is considered that the development in this instance would not detrimentally harm the wider landscape setting of the area, nor the setting of the PDNP.

Historic Environment:

Approximately 90m+ to the west of the application site boundary is the Grade II Listed Building of Cowdale Hall.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a Local Planning Authority to have special regard to the desirability of preserving the setting of Listed Buildings (Section 66).

The development would fall within the setting of the nearby Grade II listed building. However, considering the location of the proposed extension and the available intervisibility between the site and the hall due to established landscaping and existing built form, it is considered that the proposal would not result in harm to the significance of the hall.

This conclusion has also been reached by the Council's Conservation Officer.

Highway Safety:

The proposed development proposes an extension to the existing ground floor living space. The extension would not result in any additional bedrooms being created at the property. The extension would restrict vehicle manoeuvring into the existing garage, which is sited in the rear garden area, but it is unclear at present whether vehicle access into the garage is achievable.

Irrespective of the scenario with the garage, given the above, the proposal is considered not to result in any material increase in vehicles at the property. On-street parking is available along the highway to the front of the property, which appears to be the primary method of parking for nearby properties. This existing scenario will not change as a result of the development.

Overall, it is considered that the proposal would not have a detrimental impact upon the safety and/or capacity of the local highway network.

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 and the fact that the area is already partly hard surfaced, 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.

Water Quality:

The Council considers the water resources of the Buxton Sub-area to be of significance for both the environment and economy of Buxton, as demonstrated by Local Plan policies EQ1 and S7 and the further guidance set out in the 'Water in Buxton' Supplementary Planning Document (2021).

The site is located within the defined ‘Buxton groundwater source protection zone’, and ‘Buxton mineral water catchment area’.

Source Protection Zones (SPZ):

Source Protection Zones (SPZ) are identified by the Environment Agency to protect sources of drinking water such as wells, boreholes and springs.

SPZ are divided into categories based on how long it takes for pollutants to travel from the water below ground to the point where water is taken. The Buxton Sub-area falls with SPZ:1.

SPZ1 (Inner Protection Zone) provides the highest level of protection for groundwater sources. Buxton falls within SPZ1 because groundwater is able to flow very rapidly through fissures in some parts of the Carboniferous Limestone aquifer. Rapid flow means that the time of travel for water in the ground is shorter so there is less opportunity for contamination to be filtered out or to break down.

Water efficiency in residential development:

A reduction in water usage does not lead to a directly equivalent reduction in phosphate load in rivers. The achievement of improved water efficiency would reduce the stress on the sewerage system, indirectly contributing to phosphate reduction in the River Wye and thereby reducing negative impacts on the ecological status of the Peak District Dales SAC.

The proposed development is considered not to have an adverse impact upon Buxton's mineral water catchment, or Buxton groundwater source protection zone, and a precautionary approach to development is advised in relation to the excavation of any foundations etc. An informative is advised accordingly.

CONCLUSION / PLANNING BALANCE

Having reviewed all the submitted information, and assessing this against all relevant policies and material planning considerations, within the planning balance, conditional approval is recommended for this application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alex Bonser

Recommendation Date: 17/02/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council