

DELEGATED DECISION REPORT

HPK/2026/0023
Valid 19/01/2026

53 WERNETH ROAD
SIMMONDLEY
GLOSSOP

FORMATION OF SIDE FIRST
FLOOR EXTENSION AND NEW
BOUNDARY FENCE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Residential amenity

DESCRIPTION OF SITE

The application site comprises a two-storey detached dwellinghouse situated on the east side of Werneth Road.

The property is constructed of red/brown brick and benefits from an single storey side extension and an attached garage. The site is located within the built-up area boundary of Glossop. The surrounding area is predominantly residential in character. There are no heritage constraints affecting the application site.

PROPOSAL

Planning permission is sought for the erection of a first-floor side extension and new boundary fence.

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 12 - Achieving Well Designed and Beautiful Places

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/8108 - Approved in 1989 - Provision Of Pitched Roof Over Existing Garage, Plus Single Storey Rear Extension

HPK/0002/8516 – Garage and alterations – Approved 1989.

CONSULTATIONS

Publicity

Site Notice expiry date: 03/03/2026

Neighbour consultation period ends: 09/02/2026

Press Advert: N/A

Public Comments

No comment

Town / Parish Comments

N/A

Arboricultural Officer

No comment

Derbyshire County Council Highways

The proposed extension will reconfigure the internal layout of the premises but will not increase the number of bedrooms. There are alterations proposed to the parking layout at the premises.

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

OFFICER COMMENTS

Principle of Development

This application seeks full planning permission for an extension to an existing residential property that lies within the built-up area boundary for Glossop, which is identified as a Market Town under Policy S2 of the High Peak Local Plan (2016). The site is not constrained by any sensitive statutory designations and 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

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 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.

Planning permission is sought for the erection of a first-floor side extension and the installation of a new boundary fence.

The proposed first floor side extension would be constructed above the single storey kitchen to form a new master ensuite bedroom. The extension would feature a gabled roof form, with roof tiles to match those of the existing dwelling. External materials, including brickwork and window casings, would match the host dwelling, secured by a condition.

Within the surrounding area, two storey side extensions are prevalent and typically feature a significant set back from the principal elevation in order to appear subordinate to the host dwelling. In this instance, the proposed extension would be positioned above the kitchen, which is already notably set back from the principal elevation. Whilst the width of the extension would exceed what would normally be accepted, the 2.1m set back from the principal elevation would ensure that the development would not appear overly dominant and would instead read as a secondary addition to the dwelling. Furthermore, the proposed roof height would be noticeably lower than that of the main roof of the existing dwelling, supporting its secondary appearance.

The application also includes the installation of a 1.8m high close-boarded boundary fence for 6m along part of the front boundary. Similar boundary fences, including timber fencing as well as brick and stone walls are present within the surrounding street scene. Given its limited coverage and its similarity to existing boundary fences in the area, the proposed fence is not considered to result in any adverse impact upon the character or appearance of the street scene.

Overall, as the proposal would respect the scale and height of the parent dwelling and would appear as a subordinate and secondary addition, the development is considered to accord with the overarching principles of Local Plan Policy EQ6, the Design Guide SPD (2018) and the High Peak Residential Design Guide SPD (2005).

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.

No. 55 Werneth Road is located to the north of the application site. Due to its position and orientation, the proposed first floor extension would not be visible from this neighbouring property and would therefore have no impact on the amenity of its occupants.

No. 51 Werneth Road lies to the west. The proposed first floor extension would face the flank wall of this neighbouring dwelling, which contains a secondary window that is not understood to serve a habitable room. The extension, which would accommodate an en-suite master bedroom, includes one primary bedroom window and a smaller secondary window, serving the en-suite which has the potential to overlook the garden area of No. 51. To prevent overlooking and protect the privacy of both properties, a condition will be imposed requiring the en-suite window to be obscure glazed and fixed shut below 1.7m above internal floor level. There would be no breach of the 45 degree line in respect of his property.

Overall subject to the imposition of the above condition, the proposed first floor extension is considered to maintain an acceptable relationship with neighbouring properties and is therefore compliant with Local Plan Policy EQ6 and the High Peak Residential Design Guide SPD (2005).

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

The application includes to the introduction of a new upper floor bedroom however the ground floor bedroom will be replaced with a kitchen. No additional bedrooms would be created and therefore no requirement for the applicant to provide additional parking provision. Upon review from the highways authority no objections were raised.

CONCLUSION / PLANNING BALANCE

The proposal is considered to be acceptable in design terms, would have an acceptable relationship with the neighbouring properties and would not give rise to highways concerns. Therefore the application is recommended for Approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 16/03/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council