

DELEGATED DECISION REPORT

HPK/2026/0015
Valid 12/01/2026

**MEADOWSIDE HIGHFIELD
TERRACE
NEW MILLS**

**DEMOLITION OF EXISTING
CONSERVATORY. PART TWO
STOREY AND PART SINGLE
STOREY EXTENSION**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Highway Safety and Parking

DESCRIPTION OF SITE

The application site refers to a two storey semi-detached dwelling of a traditional hipped roof appearance. The site is located on Highfield Terrace, to the northernmost end of a row of semi-detached dwellings within the defined built up area boundary of New Mills.

The property comprises pebble dashed upper elevations and brick to the lowers. As existing the site is afforded a single storey rear extension and conservatory and a detached garage / storage outbuilding. The surrounding area is predominately made up of two storey hipped roof semi-detached dwellings, which respect a uniform building line and are similar in character and appearance to the application site.

PROPOSAL

The application seeks full planning consent for a two storey hipped roof side extension further to the replacement of an existing rear conservatory with a flat roofed single storey rear extension.

The plans have been subsequently revised to alter the roof design from a half-hipped side extension to a full hipped roof design following advice from the case officer to help preserve the character of the street scene and the symmetry of the wider semi-detached pair.

The proposed two storey extension element would have a width of 3.5m and a depth of 6.6m, set back approximately 0.85m back from the principal elevation. The proposed two storey element would measure 5.4m in height to the eaves with a maximum height of 8.2m to the ridge set down 0.3m from the existing ridge height.

The existing single storey rear extension and conservatory are to be replaced by a new single storey flat roofed rear extension. The existing rear extensions had a combined depth of 5m whereas the proposed replacement extension would have a depth of 4.3m. The single storey rear would measure 8.3m in width across the entire rear elevation and would measure 3.2m in height with a maximum of 3.3m to the protruding rooflight.

The proposals seek to create an integrated garage to the ground floor of the two storey side extension element which would have a depth of 6m, and internal width of 2.9m and an entry of 2.5m.

The proposals seeks to use facing brickwork and render to match that of the existing building as well as roof tiles to match the existing roof tiling.

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
CF 6 Accessibility and Transport

Supplementary Planning Documents

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

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2025/0322: Demolition of existing conservatory. Two storey side extension, part single and part two storey rear extension with a loft conversion with dormer windows (Refused 20/10/2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 05/03/2026
Neighbour consultation period ends: 04/02/2026
Press Advert: N/A

Public Comments

No public comments received.

New Mills Town Council Parish Comments

No objection.

Derbyshire County Council Highways

This application is similar to a previous application to which the LHA required the applicant to provide information on the parking provision as it was recognised that the application proposed to increase the number of bedrooms at the premises. This latest application will also increase the bedroom numbers from two to three which would require two spaces to accord with DCC's parking guidance. Whilst the side extension will include a garage, DCC's parking guidance does not recognise garages as parking spaces and as the proposed side extension will remove the available space to the side of the property, it does appear that the property will only have one parking space.

Similar to the LHA comments to the previous application, there does appear to be space to the front of the property to provide at least one more parking space. Therefore, the applicant is required to provide an additional plan which indicates that a minimum of two parking spaces can be provided on the site.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for extensions 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 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.

Paragraphs 9.1 and 9.2 of the Residential Design Guide SPD goes on to add that “It is important that the extension results in a dwelling that is well designed in itself. Domestic extensions should be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties.”

The proposed development has been revised to alter the hipped roof from a half hip to a full hipped roof design following comments from the planning officer. As such the proposed design would now retain the symmetry of the semi-detached building pair and would appear more in keeping with the strong character of hipped roof semi-detached dwellings present on Highfield Terrace.

The proposed two storey side extension is to be set back from the principal elevation by 0.85m and set down from the ridge by 0.3m. As a result the proposed extension appears as a subservient and subordinate extension which combined with the newly revised roof would allow the extension to create a harmonious addition to the host dwelling.

The proposed replacement single storey rear extension would appear as a more cohesive design than the existing extension and conservatory arrangement, particularly when viewed from the north facing side elevation.

Paragraph 9.4.1 of the Residential Design Guide SPD states that *“In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.”*

Nonetheless given that the proposed extension would replace an existing rear extension element with a flat roof, the proposals are deemed to comprise a higher quality of design over the existing arrangement. Additionally, the rear extension would not be visible from within the public domain, therefore the proposed flat roof is not deemed to have any adverse impact upon the character of the existing dwelling or that of the wider surrounding area.

The proposals would use a mix of brickwork and render to match the existing dwelling. The use of render and brick whilst not typical within the High Peak is consistent with the character of Highfield Terrace. Consequently, the proposals are deemed to utilise appropriate materials which would not have any detriment to the character of the street scene.

The proposed extensions are deemed to not have any unacceptable impact with regards to their design, character and appearance in accordance with Local Plan Policy EQ6, SPD's and 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.

A 21m isolation distance is required between facing window to preserve privacy. The proposed extensions have been assessed to comply with the 45 degree rule to the neighbouring adjoining property of Rosemor, which has its own single storey rear extension. The proposed single storey element will have a shorter depth (4.3m) when compared to the existing combined extension and conservatory of the existing arrangement (5m).

There are no properties within the vicinity of the site to the north which instead comprises an area of open flat land and a substation. With regard to this the proposed development has been assessed to not lead to any detrimental impacts upon overshadowing and would not be overbearing in its nature. To the rear of the site lies 15 and 17 Beard Crescent, however the proposed development would retain 23.5m to number 15 and 24m to no. 17, which exceeds the Council's privacy standards.

As such it is deemed that the proposed two storey and single storey elements would not have any unacceptable impact with regard to overlooking or result in any loss of privacy. The development has been assessed to not have any unacceptable impacts upon residential amenity and therefore complies with local plan policy EQ6 and the Residential Design Guide SPD in this regard, further to national policy contained within the NPPF.

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 proposed development would increase the bedroom provision from two to three. Appendix 1 of the High Peak Local Plan parking standards states the dwellings with 3 bedrooms should provide 2 off road car parking spaces.

DCC Highways have stated that “ *This latest application will also increase the bedroom numbers from two to three which would require two spaces to accord with*

DCC's parking guidance. Whilst the side extension will include a garage, DCC's parking guidance does not recognise garages as parking spaces and as the proposed side extension will remove the available space to the side of the property, it does appear that the property will only have one parking space.....there does appear to be space to the front of the property to provide at least one more parking space."

For off-street parking High Peak Borough Council is the relevant authority and garages are deemed to count towards of street parking provision in Appendix 1 of the High Peak Local Plan. The proposed works would include a garage which has an entry point of 2.5m in width and internal width of 3m and a 6m depth. As a result the proposed garage space is deemed to meet High Peak garage standards.

As a result, two off-street parking spaces are identified on the supporting plans, including the existing driveway in accordance with High Peak Local Plan – Parking Standards.

However to ensure that sufficient parking is available at the site, it is recommended that a condition be imposed removing permitted development rights for the conversion of the garage. This will ensure that sufficient parking remains at the site to meet the Councils parking guidelines.

Therefore with regard to the above, the proposed development would comply with Local Plan Policy CF6 and High Peak Local Plan Appendix 1 - Parking Standards.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework. Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve subject to Conditions

Case Officer: Stuart Talbot

Recommendation Date: 20/03/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council