

DELEGATED DECISION REPORT

HPK/2026/0052
Valid 04/02/2026

WINDY WALLS FARM
ASHBOURNE LANE
CHAPEL-EN-LE-FRITH

DETACHED DEPENDANT
RELATIVE ANNEXE
(RESUBMISSION OF
HPK/2025/0463)

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development.
- Character & Design.
- Amenity.
- Historic environment.
- Highway safety.

DESCRIPTION OF SITE

The application site forms a parcel of land located at Windy Walls Farm. The site is located within allocated countryside, and forms part of the 'Settled Valley Pastures' landscape character area.

A Public Right of Way (Footpath No.121) is located adjacent to the application site boundary, a short distance to the south of where the proposed building would be sited.

The site has an existing detached residential dwelling on site of noticeable architectural merit, constructed from natural stone and slate tiled roof. The existing dwelling on site has previously been extended to the rear.

The wider site is within the control of the applicant, as indicated by the blue line on the submitted site location plan. A separate holiday let is understood to be present, in addition to outbuildings/workshops used in connection with the applicant's family business (stonemason).

PROPOSAL

This application seeks planning permission for a detached annex within the grounds of Windy Walls Farm, to be occupied by a relative/dependant of the wider site.

A single storey rectangular building is proposed to the north-west of the existing dwelling. The building is proposed to be 10metres wide, by 6.5metres in depth. It would also have eaves and ridge heights of approximately 3.1metres and 5metres

respectively. The building includes a bedroom with en-suite, and associated living space.

It is proposed to construct the annex from natural stone for the walls, and blue slate for the roof. A condition would be imposed which requires the development to be constructed in accordance with these details. Headers and cills are proposed above and below windows/doors, which is a design feature akin to the existing dwelling.

Planning permission was granted on the same site on 20th January 2026 for a 'Detached Dependant Relative Annexe' under planning application reference HPK/2025/0463. The annex as previously approved measured 8metres in width, 5.5metres wide, with eaves and ridge heights of 3.1metres and 5metres respectively.

Therefore the proposal now before the Council measures 2metres wider and 1metre deeper than that previously approved. The eaves and ridge height remain consistent with the approval.

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 S 6 Central Sub-area Strategy.

Policy EQ 2 Landscape Character.

Policy EQ 3 Rural Development.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

Policy CF 6 Accessibility and Transport.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 9 – Promoting Sustainable Transport.

Part 12 – Achieving Well Designed Places.

Part 15 – Conserving and Enhancing the Natural Environment.

Part 16 – Conserving and Enhancing the Historic Environment.

Chapel en-le Frith Neighbourhood Development Plan (2013-2028):

- No policies of relevance to the proposal.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Residential Design (2005).

Landscape Character (2006).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There has been a number of planning applications at the site over the years. The following are considered to be the most relevant to this application:

On Application Site:

HPK/2021/0152 - Removal of Annexe/Store and 1 Nr New Workers Dwelling - Refused 27/07/2021.

HPK/2022/0510 - Certificate of Lawfulness for Existing Use:

1. A single storey structure referred to as a 'Summerhouse' (yellow area) amounts to operational development which has been present on the land for a period of more than 4 years.
2. Raised timber decked area containing a hot tub (green area) amounts to operational development which has been present on the land for a period of more than 4 years.
3. Conservatory/potting shed on the north-western elevation of the stone outbuilding (red area), amounts to lawful operational development which has been present on the land for a period of more than 4 years.
4. The area of grass land to the front and side (peach area), area of grass land to the rear (blue area), and patio and gravel area to the rear (purple area) of the main dwellinghouse known as Windy Walls Farm, is in use for purposes incidental to the enjoyment of the main dwellinghouse on site, which is based on the evidence that the use has been undertaken on the land for more than 10 years - Lawful Cert.of Lawful Use (Existing) favourably issued 07/03/2023.

HPK/2023/0231 - Certificate of Lawful Existing Use or Development to establish that the lawful use of the land outlined in red is incidental domestic use/residential garden land use and that the lawful use of the stone outbuilding is incidental domestic use – Modified Lawful Cert.of Lawful Use (Existing) favourably issued 03/08/2023. Appeal Dismissed 27/03/2025.

HPK/2025/0035 - Removal of Annexe/Store and Extension to Existing Dwelling to Form Dependant Relative Annexe - Refused 13/05/2025.

HPK/2025/0307 - Proposed Extension to Dwelling to Form Dependant Relative Annexe - Refused 30/12/2025.

HPK/2025/0463 - Detached Dependant Relative Annexe - Approved 20/01/2026.

On Wider Site:

HPK/0002/5401 - Change Of Use Of Barn To A Holiday Home - Approved 07/07/1987.

HPK/2007/0543 - Conversion And Extension Of Existing Outbuilding To Form Holiday Let Unit - Refused 30/08/2007.

HPK/2008/0187 - Resubmission Of Hpk/2007/0543: Conversion & Extension Of Outbuildings To Form Holiday Let - Approved 08/05/2008.

HPK/2010/0469 - Extension To Workshop - Approved 06/12/2010.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/2026.

Neighbour consultation period ends: 26/02/2026.

Press Advert: N/A.

Public Comments

None.

Derbyshire County Council Highways:

- Additional information required. Refer to comments submitted under HPK/2025/0463.
- Comments summarised from planning application HPK/2025/0463:
 - Application should be supported by additional information to identify what on-site parking provision is available.

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

OFFICER COMMENTS

Principle of Development:

The application site is located within the Chapel Neighbourhood Plan area and this application seeks consent for a domestic outbuilding that would be used for ancillary living accommodation in connection with the main Windy Walls Farmhouse, contained entirely within the domestic curtilage, on a site which lies outside of the built-up area boundary of any town or village in the open countryside.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness. The policy supports extensions and alterations to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

As such, the principle of development can be supported subject to the application demonstrating that it would be subsidiary to the existing building and not have an adverse impact on the character of the landscape by virtue of its scale, height, massing and visual appearance.

Character & Design:

LP Policy S 1 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.

LP Policy EQ 2 seeks to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for the economic, environmental and social wellbeing of the area. Development is required to have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, and sympathetic to and informed by the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document.

LP Policy EQ3 supports extensions and alterations to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape.

LP Policy EQ 6 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.

Paragraph 9.7 of the Residential Design (2005) SPD relates to domestic garages and outbuildings, and states:

"Garages and outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house."

Paragraph 135 of the NPPF (December 2024) states amongst other things that developments should add to the overall quality of the area, be visually attractive as a result of good architecture and sympathetic to the surrounding built environment.

The proposed annex is sited to the rear of the existing property, although visible in part from the side (west) aspect of the plot. Accordingly it is considered that the proposal is sited in accordance with guidance as set out in the adopted Residential Design (2005) SPD.

The annex is single storey with a dual pitched roof, and of a modest scale and footprint. Although the footprint of the annex is now slightly larger than that previously approved, it is considered that the annex would still appear as a subservient addition to the main dwellinghouse and be read as a separate ancillary outbuilding.

The annex reflects design features visible within the main dwelling, uses consistent and complementary materials in its construction, and also reflects the same roof orientation of the main house.

Overall it is considered that the proposals uphold the design principles set out within Policies S 1, EQ 2, EQ 3 and EQ 6 of the High Peak local plan, relevant Supplementary Design Guidance, and relevant paragraphs within Chapter 12 of the NPPF.

Amenity:

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protect the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as overshadowing, overbearing/massing, and overlooking.

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.

Paragraph 135 of the NPPF (December 2024) states that planning should create places with a high standard of amenity for existing and future users.

The application site is located in an area isolated from nearby residents, with the existing dwelling and a holiday let being located within the immediate vicinity.

The development is proposed to be used for purposes ancillary to the main house and would not be used as a separate planning unit. Subject to the imposition of a suitably worded condition which restricts the use of the annex to ancillary purposes only, then it is considered that there shall be no adverse impacts on the amenity of existing or future occupiers. It is considered that such a condition is necessary given that the location is not an area where new residential development would be permitted due to its isolated and unsustainable location relative to nearby facilities and services. In addition, given its proximity to the existing dwelling, any third-party independent living in the annex building would likely give rise to amenity concerns by way of overlooking and loss of privacy.

The proposal is therefore considered not to result in any detrimental harm to the amenity of any nearby property, in accordance with Policy EQ 6, the Residential Design (20025) SPD, and Part 12 of the NPPF (December 2024).

Historic Environment:

The wider site is displayed on the Historic Environment Record (HER) as representing an “extant 19th century farmstead”. A short distance to the east of the site is the route of a former roman road, which is also listed on the HER.

Paragraph 216 of the NPPF (December 2024) identifies that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposed development is considered to have a neutral impact upon the significance of both the aforementioned non-designated heritage assets. The farmstead will still be able to be readily understood as being a historic farmstead post annex construction. Similarly the route of the road will not be physically impacted by the development, and the siting of the annex would not be a harmful addition within its setting by virtue of it being constructed within a cluster of buildings at the historic farmstead.

Overall, the proposal is considered not to result in harm to any heritage assets.

Highway Safety:

Local Plan Policy CF 6 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.

Paragraph 115 of the NPPF (December 2024) states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

Paragraph 116 of the NPPF goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Consultation comments received from the Highway Authority (HA) as part of this application refer back to their comments made under the previous application HPK/2025/0463, which requested further information in relation to current on-site parking levels. The comments of the HA are noted and are consistent with previous applications for extensions to the main farmhouse.

The farmhouse benefits from an off-street parking area to the rear/side of the property, which is contained solely within land controlled by the applicant, which is considered to currently provide ample parking provision for the site.

The existing dwellinghouse benefits from four bedrooms, with the proposed annex adding a fifth bedroom. The adopted parking standards set out at Appendix 1 of the local plan state that dwellings with four or more bedrooms should provide a minimum of 3 off-street parking spaces. As this annex would be ancillary to the main house, it is considered that there is no requirement for this application to demonstrate additional off-street parking. This was the approach accepted by the Council during the consideration of the previous application (HPK/2025/0463) at this site.

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

CONCLUSION / PLANNING BALANCE

The proposed annex would be ancillary to the main dwelling. The principle of the development is considered to be appropriate and has previously been accepted at the site.

The design, scale and siting of the proposal is considered to be acceptable, and would reflect the character and appearance of the host dwelling and wider landscape setting. The development would also not cause any detrimental harm to the amenity of any nearby property, nor cause any detrimental harm to the safety and/or capacity of the local highway network.

Overall, 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: 31/03/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

