

DELEGATED DECISION REPORT

HPK/2026/0028 Valid 04/02/2026	4 6 POST STREET PADFIELD GLOSSOP	PROPOSED PORCH (FULL - HOUSEHOLDER)
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MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to No.4-6 Post Street, an end terrace property. The property has historically been rendered, and dates back to at least October 2009 as evidenced by historic Google street view imagery.

The site is located within the built up area boundary, and also falls within the Padfield Conservation Area.

The Settled Valley Pastures landscape character area is applicable to the site.

PROPOSAL

The proposed development seeks permission to construct a porch to the front of the property.

The property has a stepped frontage, with a forward projection abutting the back edge of the footway.

The porch will project from the front elevation of the property by approximately 2.34metres to sit in line with the forward projection of the existing property. The porch would therefore also abut the back edge of the footway.

The porch will project from the side (north-east) elevation by approximately 1.35metres and have a mono-pitch roof reaching an eaves height of approximately 3.36metres and a maximum ridge height of approximately 3.9metres.

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 5 Glossopdale Sub-area Strategy.

Policy EQ 2 Landscape Character.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

Policy EQ 10 Pollution Control and Unstable Land.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 12 – Achieving Well Designed Places.

Part 16 – Conserving and Enhancing the Historic Environment.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Residential Design (2005).

Landscape Character (2006).

Padfield conservation area character appraisal (adopted February 2015).

Planning (Listed Buildings and Conservation Areas) Act 1990.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/8504 - Render & Tyrolean Finish To Front Elevations - Withdrawn
13/10/1999.

CONSULTATIONS

Publicity

Site Notice expiry date: 03/03/2026.

Neighbour consultation period ends: 26/02/2026.

Press Advert: 19/03/2026.

Derbyshire County Council Highways:

- No objections. There will be no material impact on the public highway.

High Peak Borough Council Conservation Officer:

- Frontages along Post Street are broadly regular with some changes in material pallets between the different terrace developments.
- 20th and 21st C alterations have resulted in the loss of original windows, and the creation of some irregularities.
- 4-6 Post Street is an end terrace dwelling, which steps out in front of the established building line. The dwelling has also been rendered previously, resulting in the loss of the original decorative brick work to the front elevation. Furthermore, the white render makes the dwelling standing out as out of character with the established red brick terrace.
- Porches are not generally considered acceptable on terraced properties as they create irregularity and protrude forward of the established building line. This is demonstrated at no. 14 Post Street where a small porch has resulted in the loss of the decorative brick work to the front and introduced an irregular form to the front of the principle elevation.
- However, no. 4-6 stands out as irregular within the street scene due to previous alteration. The traditional features and material pallet of the dwelling have been lost to previous alterations.
- The proposed porch will not project forward of the front (northwest) elevation but will be situated to the side of the existing front projection. Due to the previous alterations to no. 4-6 Post Street the proposed porch will have a neutral impact upon the character and appearance of the conservation area. On this basis there are no heritage objections.

High Peak Borough Council Environment Health:

- The development site is located within 250m of an historical landfill site. Historical landfill within the Borough are all low risk due to age and local geology.
- An informative is advised.

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, securing high quality, locally distinctive and inclusive design to provide a high standard of amenity for all existing and future occupants. 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 application site falls within Padfield, which is identified as a 'smaller village', which is an area where only limited development to meet local rural needs may be

acceptable, consistent with maintaining and enhancing the distinctiveness of the villages character or appearance.

The Glossopdale Sub-area Strategy (Policy S 5) seeks to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, including protecting and enhancing the historic environment.

Therefore the principle of development is considered to be acceptable, subject to all other material planning considerations being found to be acceptable.

Character & Design:

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.
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.

The adopted High Peak Design Guide (2018) identifies how porches can spoil the design aesthetic of terraced properties by detracting from the simplicity of their design. This is reinforced by the Residential Design (2005) SPD, which again highlights how porches are rarely a traditional feature on terraced properties, with their introduction having the potential to disrupt the main elevation of a house and intrude into the street scene. The Residential Design SPD continues, stating that porches are often unacceptable in conservation areas as they can hide interesting door surrounds and detailing. Where a porch is found to be acceptable, a gable roof is preferable, but a lean-to roof may work better on certain houses.

The Council's adopted 'Padfield conservation area character appraisal' (adopted February 2015) identifies how Post Street is characterised by a long straight road alignment comprising 19th Century terraced cottages with continuous frontages, which step down the hillside with sloping eaves and rooflines. No.4-36 Post Street

are constructed from brickwork, and appear as an anomaly to the predominant use of millstone grit as seen elsewhere on Post Street and in Padfield. Post Street displays a further anomaly, whereby properties have small private front gardens enclosed by low level coursed stone boundary walls, unlike other areas as Padfield.

The application site itself is a further anomaly to the largely consistent design aesthetic, in that the property displays white render to its external elevations. This has resulted in the loss of decorative brickwork around the buildings openings, especially the brick headers above windows and doors, and ultimately a loss in the buildings character. This render is unauthorised, although was in-situ in at least October 2009 (as evidenced by historic Google street view imagery), so would be immune to any enforcement action at this time.

4-6 Post Street is an end terrace dwelling with a stepped frontage. It includes a forward projection abutting the back edge of the footway. The proposed porch will project to be in line with this existing forward projection and will include a mono-pitch roof. Given the siting of the porch, it will largely appear inconspicuous within the street scene, with fleeting views of it when travelling northwards along Post Street, and any views of it when travelling south will be seen within the context of the existing front projection.

Design features from the original house are to be reflected in the design of the porch, such as the inclusion of a round top-light above the door, and curved lintel above the window.

It is proposed to construct the porch from matching materials to the main house, comprising render and a slate roof. A condition would be attached to any favourable decision to ensure the development is undertaken in accordance with this.

Overall it is considered that given the situation with the existing property, insofar as its loss of original detailing and application of unauthorised render, the proposed porch would not appear as an incongruous addition to the property, nor appear as an intrusive feature within the street scene. The proposal is also considered to sustain the character and appearance of the conservation area. This conclusion has been reached taking into account the specific circumstances of the property.

The siting, scale and design of the porch is also considered not to result in any detrimental harm to the amenity of any nearby resident in terms of any overbearing, overshadowing or overlooking impacts.

Historic Environment:

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires a Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area (Section 72).

Paragraph 212 of the NPPF (December 2024) identifies that when considering the impact of a proposed development on the significance of a designated heritage

asset, great weight should be given to the asset's conservation. Paragraph 215 expands on this, stating that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including.

The application site is located within the 'Padfield' Conservation Area. The Conservation Area Character Appraisal (2015) summarises this special interest of the Conservation Area as, amongst other things,

- a) Long straight road alignments of the 19th century (Platt Street and Post Street) lined with terraced cottages, stepped down the hillsides with striking sloping eaves and rooflines.
- b) High concentrations of mid-to late 19th century terraced cottages, of consistent, simple detail.

The Character Appraisal identifies the village of Padfield as being characterised by its consistent use of Millstone Grit for buildings, with an exception to this being the use of brickwork for terraces at No's.4-36 Post Street.

The existing property is out of character with the established red brick terrace properties on this part of Post Street.

The Council's Conservation Officer raises no objections to the proposal on heritage grounds. They acknowledge that No.4-6 stands out as an irregularity within the street scene due to previous alterations, with the traditional features and material pallet of the dwelling having been lost. They consider that due to the previous alterations to the property, that the proposed porch will have a neutral impact upon the character and appearance of the conservation area.

Highway Safety:

The existing property has no off-street parking, and given the size of the property frontage, the provision of off-street parking is not achievable.

The proposal does not result in any additional bedrooms being created at the property, and on-street parking provision would be unaffected.

Given the above, the proposal is considered not to result in any material increase in vehicles at the property, and the existing parking 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.

Contaminated Land:

The application site falls within the 250metre buffer zone of two historic landfill sites.

The consultation response from the Council's Environmental Health Team confirms that the historic landfill sites are low risk due to their age and local geology and therefore raise no objections to the development. They do however advise an

informative is attached to any favourable decision in relation to the applicant/developer considering installing ground gas protection measures in the porch.

CONCLUSION / PLANNING BALANCE

Previous alterations to the property have resulted in the loss of original decoration and a degradation in character. The property therefore stands out as an anomaly within the street scene.

The proposed porch would not appear as an incongruous addition to the property, nor appear as an intrusive feature within the street scene. The proposal is also considered to sustain the character and appearance of the dwellinghouse and have a neutral impact upon the significance of the heritage asset.

The proposal is also considered not to result in any detrimental levels of overbearing, overshadowing or overlooking impacts to any nearby resident, and would not result in any material impact upon the safety and/or capacity of the local highway network.

Therefore, 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: 25/03/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council