

DELEGATED DECISION REPORT

HPK/2026/0061
Valid 09/02/2026

19 UNION ROAD
NEW MILLS

RETROSPECTIVE
APPLICATION FOR CHANGE
OF USE OF FIRST FLOOR
FROM COMMERCIAL,
BUSINESS AND SERVICE
(USE CLASS E), TO A SHORT-
TERM HOLIDAY LET AND
ASSOCIATED WORKS,
INCLUDING LOFT
CONVERSION (RETENTION)

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design, character and appearance
- Impact upon the character of the Conservation Area
- Impact upon residential amenity
- Biodiversity.

DESCRIPTION OF SITE

The application site refers to a traditional stone mid-terrace building located on Union Road within the defined settlement and town centre of New Mills. The application site is also fully within the New Mills Conservation Area.

The surrounding area comprises a mix of residential and commercial uses consistent with the town centre nature of the site. Nearby residential properties primarily consist of terraced dwelling and first floor apartments.

PROPOSAL

The application seeks full planning consent for the retrospective change of use from a commercial Class E use to a residential class C3 residential use of the first floor. It is noted from the previous site history that the site has previously been in use as a dwelling.

The only exterior alterations consists of two additional rooflights to the rear of the property to provide sufficient daylight to habitable rooms.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
S 6 Central Sub-area Strategy
H 1 Location of Housing Development
H 3 New Housing Development
EQ 6 Design and Place Making
EQ7 Built and Historic Environment
CF1 Retail and Town Centres
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/0001/0460: For proposed Change of Use – Dwelling house to bakery
(Approved)

HPK/0001/7008: For proposed access corridor formed through shop to Office (New Use) on the first floor (Approved)

DET/2025/0018: Prior Approval for the change of use of first floor and attic from office space and shop storage to holiday let apartment (Refused – Planning Permission Required - 04/11/2025)

CONSULTATIONS

Publicity

Site Notice expiry date: 05/03/2026
Neighbour consultation period ends: 03/03/2026
Press Advert: 19/03/2026

Public Comments

A significant number of public comments have been received with 47 letters of support. No objections or neutral comments have been received. A summary of the comments made is below:

- Would support the vitality of the existing business.
- Would be returning to original use
- Will increase visitors / footfall and attract tourists to add to the economy
- Increase in overnight opportunities / accommodation availability in New Mills
- Will support local businesses
- Previous conversions on Union Road have been granted
- Sustainable location, no need for parking

New Mills Town Council Comments

No objection.

Conservation Officer (No Objection)

19 Union Road is located within the main commercial centre of the New Mills conservation area. Union Road is part of New Mills commercial centre. The NMCACA describes Union Road as follows:

'2.3 The Union Road approach to the Town Centre first goes over the Union Bridge where the high parapets obscure views down to The Torrs, but give distant views to the hills to the east and west. Union Road itself is relatively wide but enclosed by almost continuous shopping frontages on both sides leading up to the junction with Market Street and Hague Bar Road. Here the former Market Ground, now the bus and taxi station, creates a break in the frontages, affording views to the hills, over The Torrs gorge which is not itself apparent from any of the main streets.'

19 Union Road features a traditional timber shopfront to the ground floor, characteristic of the commercial centre. To the rear the building can be viewed from Back Union Road. Back Union Road has the character of a rear services road, as the street scene largely consists of the rear yards and outriggers to properties which front Union Road.

The application seeks retrospective consent to convert the existing commercial unit to a Class dwelling/short term holiday let. The dwelling is proposed to be accessed via the shopfront door and will cover the first floor and loft level. No changes are proposed to the shopfront or ground floor. Two rooflights are proposed to the rear roof elevation.

Officer site visit demonstrated that the two proposed rooflights are already in situ and visible from Back Union Road. The two rooflights are not flush with the roof. Rooflights in the conservation area are typically required to be a flush conservation style rooflight to reduce their visibility. However, it was observed that 3 similar

rooflights are in place on nearby properties (visible from Back Union Road). As such the proposed rooflights are considered in keeping with the character and street scene of this section of Back Union Road (that being the rear of no. 13 – 23 Union Road).

In summary, the proposed change of use itself will not impact upon the special interest of the New Mills conservation area. The proposed external alterations to facilitate the change of use are limited to the addition of two rooflights to the rear of the property. As outlined above these rooflights are consistent with other rooflights visible from Back Union Road, as such they have a neutral impact upon the character and appearance of the New Mills conservation area. On this basis there are no heritage objections.

Derbyshire Wildlife Trust (No objection subject to condition)

We have checked the proposals against our Biological Records Database. There are currently no records of protected species or notable habitats within or adjacent to the site. The site is also not covered by statutory or non-statutory nature conservation designation.

Further ecological surveys appear to be disproportionate. However, we would recommend the following condition to provide biodiversity enhancement in line with current legislation and the NPPF.

The following biodiversity enhancement measures shall be implemented:

- External bird nesting box on existing building at eaves level (avoiding southern elevation)
Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month. Measures shall be retained in perpetuity.

Derbyshire County Council Highways (No objection)

Consistent with a previous application (DET/2025/0018), there appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make.

OFFICER COMMENTS

Principle of Development

The property is located within both the built up area boundary and designated Town Centre area of New Mills. The proposals seek planning permission for a change of use from a Class E use to a Class C3 holiday let use.

The proposals would retain the commercial use to the ground floor and as such the proposals would not result in any loss to the vitality of the Town Centre in accord with Local Plan Policy CF1.

The proposals would return the site in part to its original residential use and accords with Policy H1 which seeks to:

“Promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose.” Which also identifies that it will be *“Supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages”*.

Therefore, the principle of the development is deemed to be acceptable providing the development is considered to sustain or enhance the Conservation Area and subject to compliance with relevant local planning policies regarding design, impact upon the Conservation Area, residential amenity and highways.

Design and Impact upon the Conservation Area.

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.

LP Policy EQ7 identifies that The Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with subarea strategies S5, S6 and S7. Particular protection will be given to designated and non-designated heritage assets.

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.

The development seeks a change of use with the only external works relating to two retrospective rooflights to the rear roof pitch. Following comments from the Conservation Officer whilst the rooflights do protrude from the roofline, there are a number of similar rooflights on Back Union road. As a result the Conservation Officer has raised no objection on the grounds that the rooflights have a neutral impact upon the character and appearance of the New Mills Conservation Area. With regard to the existing nature of Back Union Road, the proposed external alterations are not deemed to have any adverse impacts upon the character of the Conservation Area. No other external alterations are proposed and therefore the proposals are deemed to be acceptable with regards to their design and visual amenity.

With regards to the above it is considered that the proposed development would be of an appropriate design and continues to sustain the character of the Conservation Area and would not have any detrimental impact upon visual amenity or the character of the existing building or the surrounding area in accordance with Local Plan Policy EQ6, EQ7, Supplementary Planning Documents and 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.

Policy H3 of the Local Plan identifies that “New dwellings should provide adequate internal spaces for the intended number of occupants and commensurate with the Nationally Described Space Standards. The surrounding character of the area comprises terraced houses and commercial units.”

The submitted plans show that the converted area would comply with the total gross square meter floorspace required for a 3bedroom two storey property. It has also been assessed that the two primary bedrooms would comply with NDSS standards with regard to bedroom floorspace and widths. It has been noted that the smallest bedroom does not comply with NDSS standards in that the floorspace falls 1.5sqm below the requirements for a 1 person bedroom. It is noted that the site description identifies that the site will be in use as residential / holiday let. NDSS requirements don't explicitly state that they apply to holiday lets. In addition it is judged that one bedroom under NDSS standards is not likely to result in an unacceptable level of amenity for future occupiers particularly where occupiers would not be living in the accommodation long term.

The proposed unit would create a three bedroom property which would not be afforded any outdoor private amenity space. Were the site not to be in use as a holiday let it would likely be occupied as a family dwelling which in its current guise would not be capable of providing adequate levels of amenity for future occupiers. To ensure that there would be no harm to future occupiers a condition shall be applied to any permission hereby granted to restrict the use of the site to a short-term holiday let.

The nearest property to the rear of the site is the Torr View Mill located approximately 20m from the site. The proposed installation of rooflights given their height and angle would not give rise to any unacceptable impacts with regards to neighbouring amenity.

Consequently, the proposed use is not judged to give rise to any detrimental impacts upon amenity of neighbouring occupiers or future occupiers of the site subject to condition. The development therefore complies with Local Plan Policy EQ6, The Residential Design Guide SPD and national policy detailed 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.

Properties along Union Road and not usually afforded designated off street parking, however the site can provide two off street parking spaces in the yard area to the back of the site facing onto Back Union Road which complies with Appendix 1 – Parking Standards for a three bedroom dwelling. It is also noted that the application site is located within a highly sustainable location within the New Mills Town Centre with a large number of community services, facilities and public transport networks for future occupants. Therefore, the proposals would not result in any harm to highway safety or result in an increase in on-street parking.

With regard to the above the proposed development would accord with policy CF6 and Appendix 1 – Parking Standards of the High Peak Local Plan.

Biodiversity

Local Plan Policy EQ5 (Biodiversity) identifies that “The biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.”

Derbyshire Wildlife Trust has commented and state that “There are currently no records of protected species or notable habits within the site nor is it covered by any statutory designation. Nonetheless to provide biodiversity enhancement in line with Local Plan Policy EQ5, current legislation and national policy contained within the NPPF a condition requesting that external bird nesting box shall be installed at eaves level.

Subject to condition the proposals are therefore judged to accord with Local Plan Policy EQ5 and national policy within the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would not give rise to any harm upon the Conservation Area 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

Case Officer: Stuart Talbot

Recommendation Date: 07/04/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council