

DELEGATED DECISION REPORT

HPK/2026/0078
Valid 18/02/2026

74 WESTERN LANE
BUXWORTH

SINGLE STOREY REAR
EXTENSION & PORCH
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is an existing semi detached residential property within a liner terrace row. The dwelling has previously constructed a two storey side extension.

There are some slight level differences across the site, with land levels falling northwards.

The site falls within the built-up area boundary, within the Boroughs Central sub-area. The 'Settled Valley Pastures' Landscape Character Area is applicable to the site.

The 'Buxworth' Conservation Area and the 'Black Brook Buxworth' Scheduled Ancient Monument (SAM) are both located approximately 190m to the north of the site, on the north side of the A6.

PROPOSAL

The proposal relates to the removal of an existing single storey rear conservatory, and replacement with a new single storey rear extension. A porch is also proposed to the front of the property.

The rear extension at the application site is currently connected to the neighbours extension. The new rear extension is also proposed to connect to the neighbours extension, as existing. Notice has been served on the neighbour by the applicant/agent, and the relevant Ownership Certificate has been submitted to the Council accordingly.

The rear extension is proposed to project 3.1m from the rear elevation of the property, with a width of approximately 5.15m. The extension would have a floor roof with a parapet wall with stone copings, reaching a maximum height of approximately 3.38m to the top of the parapet, when measured at the rear elevation of the existing house. The extension is proposed to be constructed in reconstituted stone, as is the existing extension and neighbouring extension.

The porch would project from the front of the house by approximately 1.5m, with a width of approximately 2.36m. It would have a mono-pitch roof, with a maximum height of approximately 3.77m when measured at the front elevation of the existing house. The porch is proposed to be constructed from coursed stone and slate tiles to match the existing property.

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 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

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).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/1906 - Proposed Front Entrance Porch - Approved.

HPK/0003/4569 - Two Storey Extension to Existing House - Approved 14/06/1995.

CONSULTATIONS

Publicity

Site Notice expiry date: 24/03/2026.

Neighbour consultation period ends: 19/03/2026.

Press Advert: N/A.

High Peak Borough Council Environmental Health:

- The development is located within 250m of an historical landfill site. An informative is advised accordingly.

Chinley, Buxworth & Brownside Parish Council:

- No objection.

Derbyshire County Council Highways:

- No objection as there appears to be no material impact on the public highway.

Cadent Gas:

- The proposal is in close proximity to medium and low pressure assets.
- No objection. Informative Note advised for inclusion of the Decision Notice.

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, the effective use of land, protecting and enhancing the boroughs natural and historic environments, and securing high quality design and amenity standards. 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 Buxworth, which is identified as a 'Smaller Village', where only limited development to meet local rural needs may be acceptable, consistent with maintaining and enhancing their distinctive character or appearance.

The Central Sub-area Strategy (Policy S 6) seeks to promote the sustainable growth of the central sub-area boundary, including meeting the housing needs of the local community, by, amongst other things, supporting the development of sustainable sites within the built up area boundary, whilst 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 & Amenity:

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.

Rear Extension

As previously identified the extension is proposed to project 3.1m from the rear elevation of the property, with a width of approximately 5.15m, and a maximum height of approximately 3.38m to the top of the parapet.

The extension is proposed to be constructed in reconstituted stone as per the existing extension and neighbouring extension, and it is considered that a suitably worded condition would be reasonable to secure this.

The adopted Residential Design (2005) SPD identifies that flat roofs should generally be avoided in favour of matching the prevailing angle of the original house roof, to help maintain the proportion of the house.

The existing conservatory extension utilises a mono-pitch roof, with nearby development (houses, extensions and outbuildings) displaying a mix of roof types

which includes mono-pitch, dual-pitched, and cat-slide. Whilst the proposed flat roof is not typically characteristic of the area, it is considered in this instance given the specific circumstances of the application site, its incorporation of a parapet wall with stone copings, and it being constructed from reconstituted stone, that it would not cause any detrimental harm to the character of the street scene. Any limited views of the extension would also be seen within the context of the existing mix of extensions, material pallets and domestic outbuildings.

The extension will be located to the east of the immediately adjoining neighbouring property of No.72. The neighbour at No.72 has an existing single storey rear extension which connects to the application site and projects to the same distance from the rear of the house. The proposed extension again will again physically attach to the neighbouring extension and will have the same projection from the rear of the property. As such the adjoining neighbour would not experience any adverse harm.

The neighbouring property at No.76 has a window in its side elevation at ground floor level facing the application site, and a conservatory on its rear elevation again with windows facing the application site. The existing conservatory extension at the application site currently has a door and windows facing the neighbour at No.76. The proposed extension seeks to install sliding doors in this location to reflect the existing scenario. It is considered that the development would not exacerbate or cause any additional harm the amenity of this neighbouring property given the existing mutual overlooking between the parties. It is also noteworthy that the proposed extension will not be located any closer to the neighbour at No.76.

Overall, given the scale, siting and design of the proposed extension, it is considered that the proposal would not result in any detrimental harm to the amenity of any nearby property by virtue of overshadowing, overbearing or overlooking impacts.

Porch

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 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 existing property has a simple front elevation consisting of two proportioned windows, and a door with fan light above. The windows and door display detailing such as stone lintels, cills and stone vertical surround. The two storey side extension constructed at the property is set back from the principle elevation and has sought to reflect this detailing with its design.

The proposed porch would project from the front of the house by approximately 1.5m, with a width of approximately 2.36m, and incorporate a mono-pitch roof utilising slate tiles to match the existing property. The porch will also be constructed from coursed stone which could be secured via condition. The roof pitch reflects that of the main house and also proposes to incorporate a lintel above the door to reincorporate the design feature.

Numerous properties along Western Lane within the immediate vicinity of the site have also constructed porches to their front elevation, of different scales and designs, although consistent in their material pallet of stone and tiles. It is unclear whether any/all of these porches benefit from planning permission.

Overall it is considered that given the situation with the existing property, and its immediate site context, the proposed porch would not appear as an incongruous addition to the property, nor appear as an intrusive feature within the street scene. 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).

Approximately 190m to the north of the application site, on the north side of the A6, is the 'Buxworth' Conservation Area and the 'Black Brook Buxworth' Scheduled Ancient Monument.

Considering the location of the proposed development and the available intervisibility between the site and the heritage assets due to existing built form and established landscaping, it is considered that the proposal would not form part of the setting of the aforementioned assets and therefore would not result in harm to their significance.

Highway Safety:

The existing property benefits from off-street parking on a driveway to the front/side of the dwelling.

The proposed development proposes an extension to the existing ground floor rear living space, and the location of the porch would not impact the availability of off-street parking at the address. The proposal would also not result in any additional bedrooms being created at the property.

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.

Other:

Land Contamination:

The consultation response from the Council's Environmental Health Team identifies that the site is located within 250m of a historic landfill site.

They have no observations to make in relation to this, although they do suggest an informative in relation to the developer assessing whether any ground gas protection measures are required.

Gas Pipeline:

The proposed development is within close proximity to low and medium pressure assets owned by Cadent Gas. Their consultation response raises no objections to the development and suggests an informative note accordingly in relation to ensuring access to the assets are maintained, or diverted with Cadent Gas' consent.

Party Wall:

The rear extension will be attached to the neighbours extension at No.72, as per the existing situation. Certificate B has been completed as part of the planning application process certifying that notice has been served accordingly.

Any issues in relation to the works taking place regarding the joint wall would be a civil matter for the relevant parties to resolve outside of the planning process.

CONCLUSION / PLANNING BALANCE

The principle of development is considered to be acceptable, and no harm would arise to the significance of any heritage assets.

The design, scale and siting of the extension and porch are considered not to result in any detrimental harm to the amenity of any nearby resident by virtue of overshadowing, overlooking, or overbearing impacts. The materials and finish of the proposals is considered to be reflective of the existing area character.

Off-street parking at the property would not be impact during the operational phase of the development.

As such, 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: 15/04/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council