

DELEGATED DECISION REPORT

HPK/2026/0090
Valid 26/02/2026

**BIRCH HALL NEW MILLS
ROAD
BIRCH VALE**

**PROPOSED NEW PITCHED
ROOF TO REPLACE EXISTING
FLAT ROOF FOR A PORTION
OF THE HOUSE. NEW
PITCHED ROOF TO EXISTING
GARAGE STRUCTURE
(DETACHED)**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of the Development (Green Belt)
- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application relates to a two storey detached stone built property located off New Mills Road. The site is located to the east of Birch Vale and is located within the Green Belt and the Countryside. The existing dwelling is of a substantial size and has seen numerous alterations some of which without planning consent. As the building sits currently the principal frontage / elevation comprises a later Georgian era (c. 1714-1830) re-frontage to the existing northernmost part of the building with the rear gable element pre-dating this part of the dwelling which is estimated to date from the late 17th Century to Early 18th Century. A later 2006 permission replaced a previous two storey side extension which had been built beforehand without planning consent, with a new two storey side extension and garden room.

As the building sits currently, the property has multiple different elements, roof pitches / profiles and extending gables. The property is set significantly behind the highway fronting onto a large area of open hardstanding which forms a shared parking area between the site, the neighbouring property of Birch Barn and the Waltzing Weasel Inn.

Additionally, the application site is afforded a single storey detached garage to the side / rear of the property as well as a small outbuilding.

The surrounding area comprises an edge of settlement nature although falls fully within the Green Belt and countryside designations. There are residential properties to the east and west of the site and agricultural field parcels to the north.

PROPOSAL

The application seeks to full planning permission for the replacement of a section of existing flat roof with a new pitched roof further to a new pitched roof to the existing detached garage.

The proposed garage would retain the same length and width as per the original garage and seeks a dual pitch roof to replace the existing flat roofed arrangement. The eaves height would remain a 2.5m with the ridge increasing to 3.7m.

With respect of the main dwelling the proposals are to use stone to match the existing garage to infill the gable elevation. The proposed new pitched roof section to the existing dwelling is located to the south west corner.

The proposals would create a dual pitch arrangement with a side (east) facing gable similar to that of the previous 2006 remodelling and extension.

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 3 Rural Development
EQ 4 Green Belt
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
Chapter 13 – Protecting the Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/7549: Detached garage (Approved)

HPK/0001/4325: Renewal of consent for detached garage (Approved)

HPK/2006/0546: Two storey extension to replace boiler room and porch. Removal of existing southwest porch and dormer and erection of new conservatory / garden room (Approved 25/08/2006)

CONSULTATIONS

Publicity

Site Notice expiry date: 23/04/2026
Neighbour consultation period ends: 26/03/2026
Press Advert: N/A

Public Comments

No public comments received.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways (No Objection)

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 application seeks permission for extensions and alterations to an existing residential property that lies outside of the built-up area boundary in the open countryside and in the Green Belt. The application is therefore subject to Local Plan (LP) Policies EQ3 and EQ4 and relevant restrictive policies relating to the Green Belt contained under Chapter 13 of the NPPF.

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. LP Policy EQ4 relates to Green Belt development and requires all development proposals in the Green Belt to be assessed in line with national policy.

Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 goes on to state that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 149 sets out the exceptions to where the construction of new buildings are not regarded as inappropriate development. One such exception includes "the

extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

Having regard to the above policy context, the principle of development can be supported only where the application can demonstrate that the proposed extensions and alterations are not disproportionate to the original dwelling.

Green Belt

The ‘original building’ is defined within the NPPF as the building as it stood on 1st July 1948 or if built after this date, as it stood in its original form.

There is no definition within the Local Plan or indeed the NPPF as to what constitutes ‘disproportionate additions’ and therefore each application should be assessed and determined on a case by case basis, on its own individual merits.

With regard to assessing whether a proposed development would constitute a disproportionate addition to the original building is necessary to establish the floor area and volume of the original building. Given that there is no defined increase within the NPPF in the majority of cases and depending on site specific context it is generally accepted that additions and extensions which would result in an increase over the original floorspace and/or volume by more than 1/3 would generally constitute as disproportionate and thus contrary to Green Belt Policy other than where very special circumstances apply.

Main Dwelling Element

The existing dwelling is made up of a number of different elements. The Georgian addition to front of the original dwelling predates 1948 and therefore with regards to an assessment of the floor area and volume calculations this element is judged to comprise part of the “original building” for the purpose of the NPPF.

Notwithstanding this the dwelling has seen a number of later addition which were previously granted consent in 2006 and a revised garden room which was built under permitted development.

The original building (including the Georgian element) has been calculated to comprise a floor area of 101.2sqm and a volume of 526.8m³.

The proposed two storey side extension has been assessed to create an additional 31.9sqm of floorspace and 168.2m³ of volume with the single storey garden room extension providing an additional 20.16 sqm of floor area and 60.48m³.

Therefore, the existing non-original additions would create a total of 52.06 sqm and a total volumetric increase of 228.68m³ which equate to a 51.4% increase in footprint and a 45.3% increase in the buildings volume over that of the original dwelling.

The proposed alterations whilst relatively modest in their nature and would not increase the built footprint of the site would create an additional 10m³ of volume

area. This then equates to a total 47.2% increase in volume over that of the building as it stood in 1948.

As such the proposals would result in a cumulative disproportionate addition to the existing property by virtue of its combined impact in combination with previous extensions carried out at the site. Consequently the proposed roof extension does not meet the exception outlined under Para 147 of the NPPF for householder extensions in the Green Belt and is contrary to national Green Belt policy unless sufficient very special circumstances have been demonstrated by the applicant.

Garage

The garage element is a separate detached outbuilding and is assessed as such for the purposes of the Green Belt given it appears clearly separated from the main dwelling unit.

The existing floor area of the garage has been calculated at 22.94 sqm and a volume of 57.35. By virtue of the pitched roof the proposals whilst they would not create any additional floorspace would create an additional 10m³ of volume which equates to a 20% increase in that over the original garage.

Therefore, in its own right, the proposed extension to the garage would not constitute a disproportionate addition to the original garage and would comply with the exception outlined under Paragraph 147 of the NPPF.

Very Special Circumstances

Whilst the applicant has not explicitly demonstrated a very special circumstances case the agent has put forward a demonstration of the need for the proposed works to the main dwelling via the Design and Access Statement.

The Design and Access Statement identifies that the existing building has issues with water ingress and the proposed works would improve the robustness of the structure and allow the building to be weather tight and improve the thermal efficiency of the building.

This section of the building comprises part of the Georgian re-fronting of the building, as a result the works would help secure the continued use and the historical integrity of this section of the building and will help prevent water ingress and further damage occurring to the wider and original sections of the building part of the historic building.

Additionally it is considered that the proposed works would have a neutral impact upon openness given the works are to be situated in front of the existing 2006 two storey side extension and adjacent to the original ridge height of the main building. Although they would increase the height of the flat-roofed portion the ridge height would not exceed that of the two storey side extension sited behind it or the original dwelling. As such it is not deemed that the proposals would harm the openness of

the Green Belt with green agricultural fields to the rear and the front of the site comprising a hard paved carparking area situated among over built development.

Thus owing to previous additions to the original dwelling, the unique site arrangements and circumstances and that the works are considered to have a neutral impact upon openness and would prevent further water damage to an old building in this instance it has been assessed that the proposals have demonstrated adequate very special circumstances to outweigh any potentially adverse impacts upon the character and the openness of the Green Belt.

Nonetheless, the existing building is made up of previous disproportionate additions culminating in a 51.4% increase in floorspace and a 47.2% increase in volume by virtue of previous additions. To ensure that the existing building would not give rise to any harm upon the openness of the Green Belt, owing to the cumulative impact of extensions to the original dwelling it is judged that a condition to removed permitted development rights is deemed necessary, in order to prevent further extensions which could otherwise create further disproportionate additions to the existing dwelling. Furthermore, it is noted that one of the only areas to which permitted development rights would be potentially feasible is to the only remaining original element of the building which dates from circa 1670-1730. Therefore the removal of permitted development rights pertaining to extensions will prevent inappropriate additions which would harm the character of this historic section of the building fabric and the green belt.

Therefore, the proposed extension is considered to be acceptable in accordance with Local Plan policies S2, EQ 3 and EQ 4 and national policy outlined in the NPPF subject to compliance with other material considerations such as impact upon residential amenity, design, appearance and impact upon the surrounding area.

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.

The application seeks to erect a section of dual pitch roof to an existing section of flat roof to the southeast corner of the existing dwelling.

The existing dwelling has seen a number of alterations with previous inappropriate extensions having been removed and replaced over time. The site as existing

comprises a multitude of different roof profiles, pitches and gable frontages accumulating from the variety of additions and extensions. As a consequence the existing dwelling has a character which reflects that of a dwelling which has been altered numerous times in the past with different elements reflect past extensions and alterations.

The proposed ridge would be level with that of the existing main ridge of the principal ridge as well as that of the 2006 two storey rear extension. This existing section of roof currently features a flat roof arrangement.

Paragraph 9.4.1 of the Residential Design Guide SPD states that:

Appropriate extensions to the roofline can be made by extending the main roof to the side (a 'catslide' roof) or by creating a secondary gabled roof at right angles. In view of their often squat and ungainly appearance, the prevailing climate and ongoing maintenance problems, flat roofs should be avoided.

The proposed dual pitch roof is deemed to be of a higher quality than that of the existing arrangement and would not have any harm upon the character of the existing dwelling. The proposed roof when viewed from the public highway would appear more cohesive with the existing dwelling and would not appear out of keeping with the street scene.

Paragraph 9.7 of the Residential Design Guide SPD identifies that “*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.*”

The existing dwelling is of a substantial size and occupies a generous plot and therefore the proposed increase in height from 2.5m to 3.7m is considered to be proportionate to the existing dwelling.

The garage is located to the rear of the application site and is not viewable from any public vantage points. As per the guidance contained within the Residential Design Guide SPD the proposed pitched roof is judged to be more appropriate than the existing flat roof arrangement to the garage.

As a consequence, the proposed roof alterations are not judged to have any adverse impact upon the character of the street scene and would create a more cohesive and harmonious appearance to the existing dwelling in accordance with Local Plan Policy EQ6, SPD's and national policy contained 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.

There are no residential properties located to the rear of the site which instead comprises open green fields which forms part of the Green Belt landscape.

Directly to the east of the site lies the property of Birch Barn, with the property of Westwood approximately 30m to the southwest and the Waltzing Weasel circa 22m to the southeast. Given the interface distances to Westwood and the Waltzing Weasel. In the proposed roof alterations are not considered to have any adverse impacts upon neighbouring amenity.

The proposed pitched roof to the garage element is located as such that it would largely be obscured by the main dwelling of Birch Hall to Birch Barn and given the interface distances (approximately 26m) would not result in any overshadowing or overbearing impacts. The proposed new roof would include two new skylight windows, nonetheless these would be located to the west facing roof pitch and would not give rise to any unacceptable impacts regarding overlooking or loss of privacy.

The proposed new pitched roof section is to be built to the east facing side elevation facing towards the neighbouring property of Birch Barn, which has a high level window on its western elevation. However, as the proposals would not extend the dwelling closer to the shared boundary and would not exceed the height of the existing two storey side extension element the proposed new pitched roof section is not judged to have any adverse impacts upon the amenity of the occupiers of Birch Barn.

Therefore, the proposed development is not judged to have any detrimental impacts upon residential amenity in accordance with Local Plan policy EQ 6, SPDs and the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable, with the garage roof extension comprising a proportionate addition to the existing garage unit and very special circumstances have been demonstrated in respect to the protection of the historic core of the dwellinghouse to outweigh any neutral impact upon the openness of the Green Belt with regard to the proposed roof extension to the main dwelling. The development 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, 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: 21/04/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council