

DELEGATED DECISION REPORT

HPK/2026/0101
Valid 05/03/2026

61 CHURCH ROAD
NEW MILLS

CHANGE OF USE FROM 2NR
DWELLING HOUSES TO 1 NR
DWELLING HOUSE

(FULL - MINOR)

MAIN ISSUES

- Principle of the Development
- Design, Character and Appearance
- Impact upon Residential Amenity

DESCRIPTION OF SITE

The application site refers to a mid-terraced building which has previously been converted to create a maisonette with 61 Church Road occupying the ground floor and the 61a occupying the first floor. The site is located on Church Road within the defined settlement boundary of New Mills.

The surrounding area is predominately residential in nature featuring mostly traditional rows of stone terraced dwellings.

PROPOSAL

The application seeks planning consent to convert the 2 flats into a single dwellinghouse.

The only external alterations as proposed includes the blocking up of the existing front elevation access serving no.61a and is to be rendered to match the existing dwelling. No other external alterations are proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
H 1 Location of Housing Development
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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2011/0164: Change of use of retail unit to one person flat (Approved 19/05/2011)

CONSULTATIONS

Publicity

Site Notice expiry date: 23/04/2026
Neighbour consultation period ends: 01/04/2026
Press Advert: N/A

Public Comments

No comments received

New Mills Town Council Comments

No objection.

Derbyshire County Council Highways

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 full planning permission for an alteration to an existing residential property that lies within the built up area boundary for New Mills, which is identified as a Market Town under Policy S2 of the High Peak Local Plan (2016).

Although the development would result in the loss of a single residential unit, given the close association of the shared garden area, which is discussed below, it is considered that the loss of a single unit would make very little difference to the

Councils overall housing land supply position. The site is not constrained by any sensitive statutory designations and given the nature of the proposed development is deemed to be acceptable in principle subject to an assessment of material considerations such as design and residential amenity which are discussed in greater detail below.

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 proposed development would result in minimal alterations to the existing property, with the sole alteration comprising the blocking up of the existing front door to the front elevation to access the upstairs 61a unit and rendered to match that of the existing dwelling.

No other external alterations are proposed, and the existing units would largely retain the appearance of the existing arrangement. The proposals are therefore not judged to have any adverse impacts upon the character of the existing building or that of the wider surrounding area.

Thus, the proposed development would be in accordance with High Peak Local Plan Policy EQ6, The Design Guide SPD (2018) 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 development 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.

The proposed development would not create any extensions to the existing properties of the 61 and 61a or involve the addition of windows. Accordingly the development would not have any overbearing or overly dominant impacts upon the nearest neighbouring occupiers of no.'s 60 and 62 Church Road. The proposed works would not create any additional openings and therefore the proposals are not judged to lead to any loss of privacy or overlooking.

With regard to the amenity of future occupiers the floorspace has been assessed to comply with NDSS standards and the proposed arrangement does not include any additional bedrooms over the combined existing arrangement. Furthermore the existing arrangement shares the outdoor amenity area to the rear of the property across two separate residential units whereas the proposals would collate the existing outdoor amenity space under one residential unit therefore provide a greater amount of amenity space for the future occupiers. Therefore, the proposals are judged to comprise sufficient amenity for future occupiers.

Highway Safety and Parking

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.

The site as existing does not provide any off-street parking provision and the proposals would not create any additional off-street parking as a part of the proposed works. The site is judged to comprise a sustainable location located approximately 300m to the centre of New Mills and 290m from the defined New Mills Town Centre boundary as a result the site is located in close proximity to a number of key services provisions and facilities as well as access to public transport modes for access further afield.

Therefore given the proposals would be no worse than the existing arrangement with regard to parking provision, would not create any additional bedrooms and is located within a sustainable location, the lack of parking in this instance is not deemed to comprise an unacceptable highway safety impacts or result in any significant increase in on-street parking in accordance with Local Plan Policy CF6

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, 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, 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: 29/04/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council