

DELEGATED DECISION REPORT

HPK/2026/0113
Valid 10/03/2026

53 HATHERSAGE DRIVE
GLOSSOP

PROPOSED PARTIAL
GARAGE CONVERSION AND
BAY WINDOW TO FRONT
ELEVATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The property is a detached two storey dwelling with a double garage projecting from the side (north) elevation of the property.

Land levels across the site vary, with the dwelling being located at a higher land level than the highway, with the finished floor level of the property also being higher than the driveway.

A hard surfaced double driveway is located to the front of the property, and an area of lawn.

PROPOSAL

The proposal seeks permission to convert one half of the double garage to create an additional area of living space, indicted to form a 'snug' area. The existing garage door to this space would be removed and the opening partially bricked up, with a window installed on the principle elevation.

A single garage would remain available for use.

Planning permission has previously been granted for this proposal under previous applications (HPK/2009/0126, and HPK/2012/0388).

The other aspect of the proposal is the creation of a bay window serving the lounge area. A bow window currently exists in this location.

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 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

Policy CF 6 Accessibility and Transport.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 12 – Achieving Well Designed Places.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Residential Design (2005).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/6816 - Proposed Road Layout - Residential Development - Approved 17/10/1983.

HPK/0001/9308 - Erection Of Dwelling Houses Phase 4 - Approved.

HPK/2009/0126 - Proposed Division Of Garage To Create Room And Single Storey Front Extension - Approved 24/04/2009.

NMA/2012/0016 - Non Material Amendment - HPK/2009/0126 Reduction In Extent Of Front Extension To Include New Bay Window Only To Lounge - Withdrawn 30/05/2012.

HPK/2012/0388 - Division Of Garage To Create Habitable Room, New Front Porch And Bay Window - Approved 07/08/2012.

CONSULTATIONS

Publicity

Site Notice expiry date: 30/04/2026.

Neighbour consultation period ends: 06/04/2026.

Press Advert: N/A.

Derbyshire County Council Highways:

- No objections.

- The provision of a replacement parking space lost by the conversion of the garage would be beneficial; however, the retention of at least two parking spaces on the drive is considered acceptable for the scale of the dwelling.

No other written representations received as part of the consultation process.

OFFICER COMMENTS

Principle of Development:

The application site is located within the built-up area boundary.

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 Glossop, which is identified as a 'Market Town', which is an area which will be the main focus for development and growth.

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 & 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:

- Requiring developments to be of high quality design that protects, enhances and / or restores landscape character.
- 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.
- 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 aforementioned Supplementary Planning Documents identify that windows are among the most important features of an elevation as they are a buildings 'eyes', and the design of replacement/new windows needs to relate to the age and style of the property as well as to the local context.

The proposal would involve the removal of the existing garage door, partially bricking up the opening, and installing a new window close to the eaves of the garage. The scale of the window matches that of window(s) on the existing property, with a decorative brick course proposed underneath the new window.

A bay window is also proposed on the front elevation of the property. This is not too dissimilar in character and appearance to the existing bow window in this location. Matching materials are proposed for both aspects of the development to ensure consistency with the main dwelling.

Visually the proposed changes are considered not to cause harm to the character of the host dwelling, street scene or wider visual amenity of the locality. It is also considered that the siting of the new windows, or the use of the internal spaces, would not cause any detrimental harm to the amenity of any nearby neighbour from aspects such as overlooking etc. The new window would be positioned 24m from the opposite facing windows to number 34 Hathersage Drive, which meets the Council's privacy distance (21m).

Highway Safety:

HPBC Policy CF 6 requires details to be submitted in relation to a development's proposed level of parking provision. This has been set out on the submitted block plan.

One of the garage spaces will remain available after the conversion, in addition to the two off-street parking spaces on the hard surfaced driveway. This scenario has previously been found to be acceptable. It is considered that there is ample opportunity on the frontage of the property to accommodate the required level of off-street parking.

Consultation comments received from Derbyshire County Council as the Highway Authority (HA) raise no objections to the proposal. They identify that whilst the provision of a replacement parking space would be beneficial, they acknowledge that the resultant level of off-street parking on the drive is considered to be acceptable for the scale of the dwelling. The HA therefore conclude that the proposal would not have an unacceptable impact on highway safety, or a severe impact on congestion, and that there are no justifiable grounds on which a highway objection could be maintained.

Paragraph 116 of the NPPF (December 2024) identifies that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Overall it is considered that the proposal would not have a detrimental impact upon the safety and/or capacity of the local highway network.

CONCLUSION / PLANNING BALANCE

The principle of development in this location is considered to be acceptable.

The scale and design of the proposed amendments are considered not to cause harm to the character of the street scene or wider visual amenity of the locality. It is also considered that the amenity of nearby residents would not be unduly harmed by virtue of overlooking impacts etc.

A sufficient level of off-street parking will continue to be provided at the property following the development. The Highway Authority finds the level of remaining off-street parking to be acceptable.

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: 01/05/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council