

DELEGATED DECISION REPORT

HPK/2026/0067
Valid 11/02/2026

5 HOPE STREET
GLOSSOP

REPLACEMENT EXTERNAL
STEPS, NEW WINDOWS AND
DOORS, APPLICATION OF
EXTERNAL WALL
INSULATION AND PARAPETS
WITH ROOF LANTERN TO
EXISTING FLAT ROOF

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Highway Safety and Parking

DESCRIPTION OF SITE

The application site refers to a two storey detached dwelling of an irregular design located on a corner plot with the site fronting on to Hope Street to the north and the west facing side elevation facing the private road of Water Street. The site is located within the defined built-up area boundary of Glossop. The site as existing comprises a traditional stone frontage with rendered side and rear elevations. The site is also afforded a first floor outrigger and an existing timber staircase providing access directly from the garden area to the first floor outrigger.

The surrounding area is residential in nature with a mix of house types including semi-detached, detached and terraced dwellings within the immediate surrounding area.

PROPOSAL

The application seeks consent for a replacement external staircase, new window to the south facing rear elevation and new door to the rear of the existing side outrigger. The proposals also include the application of new external wall insulation, parapet wall to the rear elevation of the existing outrigger and a roof lantern to the existing flat roof.

During the course of the application a side balcony projecting from the east facing elevation of the existing first floor outrigger was removed following concerns regarding overlooking. Revised plans have been resubmitted to omit the proposed balcony and subsequent floor plan alterations as a result.

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 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/0000/7799: Proposed bathroom extension on top of existing kitchen extension
(Refused)

CONSULTATIONS

Publicity

Site Notice expiry date: 09/04/2026
Neighbour consultation period ends: 19/03/2026
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

N/A.

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 extension and alterations to an existing residential property that lies within the built up area boundary for Glossop, which is identified as a Market Town under Policy S2 of the High Peak Local Plan (2016). 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 see the insertion of a new window to the rear elevation of an existing blank elevation of the first floor outrigger. In terms of design the proposed window is not judged to give rise to any detriment to the character of the street scene and would break up the massing of the existing blank elevation. As such from a design perspective, the proposed window is judged to be an improvement to the existing arrangement. Likewise, the proposed parapet wall and roof lantern feature to the existing flat roof elevation is judged to ameliorate the existing flat roof design of the outrigger and would not have any adverse impact on the character of the existing dwelling or the wider surrounding area. On the side elevation of the outrigger it is proposed to replace the existing side facing window with vertically portioned windows, of a similar width. This would reflect the existing fenestration detailing on the host dwelling and again is considered to be a design improvement.

The proposed replacement staircase would remove the existing timber staircase which is in need of repair / renovation with a new metal staircase. Whilst it is acknowledged that external staircases are not traditional features of residential dwellinghouses, the proposals would replace an existing external staircase with a new black metal painted unit which is judged to be of a higher quality and would not have any unacceptable impacts upon the street scene or the exiting dwelling by virtue of its appearance.

The proposals also include the installation of an external insulation system with a white rendered finish. Whilst render is not usually supported within the High Peak, the existing dwelling is already rendered to the rear and side elevations and as such the proposed insulation and render would not create any additional harm over the existing arrangement.

The proposed dwelling has been assessed to comply with Local Plan Policy EQ6, the Design Guide SPD and national policy detailed 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.

The proposed plans have been amended to remove a previously sought side projecting balcony following concerns raised regarding overlooking and a loss of privacy to 1 Hope Street.

The newly proposed window to the rear elevation is not judged to give rise to any unacceptable impacts regarding overlooking or a loss of privacy. Whilst it would comprise an additional outlook towards the property of Trickle Cottage to the south the proposed window does not project beyond the existing rear elevation of the dwelling and would not result in any direct overlooking instead facing towards an existing area of hardstanding in front of the property of Trickle Cottage. It is also noted that there is sufficient screening to ensure that the proposals would have no greater impact than the existing window arrangement on the rear of the property.

The proposed development is not judged to have any overlooking impacts to no.1 Highstones Gardens (Hope Street) as the new outlook from the rear elevation faces south and the proposed replacement window to the side elevation of the first floor window replaces an existing window which, albeit taller than the existing, would occupy a marginally narrower width than the existing side window. Therefore has been assessed to have no greater impact upon the neighbouring property of no.1 Highstones than the existing arrangement.

The proposed new staircase element and glazed door to the rear of the outrigger are not considered to have any unacceptable impacts upon neighbouring amenity given that they are to replace an existing unit. Although larger than existing, the overall scale would not allow any greater overlooking that at present. At the top of the stairs is a small flat area, however it would not be larger enough to dwell for any length of time.

The proposals are deemed to not have any unacceptable impacts upon residential amenity and comply with local plan policy EQ6, The Residential Design Guide SPD and national policy contained within the NPPF.

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: 27/04/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council