

DELEGATED DECISION REPORT

HPK/2026/0116 Valid 12/03/2026	64 TARN HOWS WOOLLEY BRIDGE ROAD HADFIELD GLOSSOP	DORMER LOFT CONVERSION TO THE FRONT ELEVATION (FULL - HOUSEHOLDER)
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MAIN ISSUES

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

DESCRIPTION OF SITE

The application site refers to a detached bungalow located on Wolley Bridge Road within the defined settlement of Hadfield. The application site is elevated above the public highway and forms part of a row of 4 detached and semi detached bungalows along Wolley Bridge Road.

The surrounding area is predominantly residential to the south comprising a mix of detached bungalows, terraced dwellings and semi-detached properties. To the north of the site lies an area of vacant railway land and industrial uses.

PROPOSAL

The application seeks full planning consent for a dormer loft conversion to the front roof pitch.

The proposed dormer is to comprise a flat roof arrangement and proposes three windows to the front elevation. The dormer would utilise concrete hung tile to match the existing roof tiles.

The proposed dormer would have a width of 12.4m across the majority of the roof pitch and a height of 1.8m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement hierarchy

EQ 6 Design and Place Making

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 – N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 05/04/2026
Neighbour consultation period ends: 08/04/2026
Press Advert: N/A

Public Comments

No public comments received.

Town / Parish Comments

No comments received.

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 Hadfield, which is identified as a larger village under Policy S2 of the High Peak Local Plan (2016). With regard to the nature of the proposed development it 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 in this instance seeks to create a flat roofed dormer loft extension to the front elevation of the existing dwelling which would use tile hung concrete tiles to match the existing roof tiles.

Flat roof dormer extensions would usually be deemed to comprise an unacceptable design owing to their squat and ungainly appearance, particular to the front roof plane with guidance in the SPD stating that "Dormers pose difficulties in terms of design and overlooking. They should be kept as small and simple as possible; they will often be unacceptable on the front elevation of houses".

However it is noted that a property directly adjacent to the application site and a further dwelling in close proximity to the west of the application site (no.56B Woolley Bridge Rd) comprise similar flat roofed dormer extensions to their front elevations and this does therefore form part of the prevailing character on Woolley Bridge Road.

Therefore despite being in contradiction to Local Plan Policy EQ6 regarding high quality design and guidance within SPD's, the established character of the street scene means that a refusal on the erection of a dormer to the principle roof plane is judged to be unwarranted in this instance owing to the unique nature of the site.

The proposed development is therefore deemed to not comprise an unacceptable design and would not have any significant harm upon the character of the host dwelling or wider surrounding area.

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 directly opposite the site which instead drops away steeply to an area of vacant former railway land and industrial and warehouse developments beyond to the north.

Therefore the proposed dormer extension is not judged to have any impact with regard to overlooking or lead to any loss of privacy. The development does not comprise any additions which would increase the building footprint and as a consequence there are not deemed to be any adverse impacts with regards to overshadowing or overbearing to both neighbours either side of the application site.

The above the proposed development would not have any detrimental impacts upon neighbouring amenity in accordance with Local Plan Policy EQ6, the Residential Design Guide SPD and national policy contained within the NPPF.

Highway Matters

Policy CF6 identifies that a safe access should be achieved for all, and that parking provision should be commensurate with Appendix 1 of the Local Plan. As a consequence of the development proposals two additional bedrooms would be created, resulting a five-bedroom property. A parking space in an existing garage is available along with two off road parking spaces on the driveway. This would meet the Councils parking guidelines. Overall the proposals do not give rise to any highway safety concerns.

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: 07/05/2026

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council