

DELEGATED DECISION REPORT

HPK/2026/0057
Valid 18/03/2026

247 HADFIELD ROAD
HADFIELD
GLOSSOP

PROPOSED EXTENSION OF
EXISTING DROPPED KERB TO
CREATE OFF-STREET
PARKING ACCESS FOR TWO
VEHICLES

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is located within the built-up area boundary of Hadfield, Glossop. The property is semi-detached with an existing hard-surfaced (slabbed) driveway covering the frontage of the property.

Off-street parking is currently available for two cars.

There is currently no boundary treatment for the majority of the front boundary. The east boundary is formed by high level timber fencing, whilst the west boundary comprises of an established hedgerow.

The site is not within a Conservation Area, nor does it form part of the setting of any heritage asset.

PROPOSAL

The application seeks permission for an extension to an existing dropped kerb and an extension to the extent of the existing means of access to the highway. These extensions will amount to approximately 3.69m in width.

Hayfield Road is a classified road.

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 CF 6 Accessibility and Transport.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 9 – Promoting Sustainable Transport.

Part 12 – Achieving Well Designed Places.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Residential Design (2005).

Landscape Character (2006).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/9318 - Vehicular Access Dropped Kerb - Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 30/04/2026.

Neighbour consultation period ends: 09/04/2026.

Press Advert: N/A.

A summary of the points raised in the submitted comment(s) is as follows:

Derbyshire County Council Highways:

- No objections.
- The extension of the vehicle crossing will not have an unacceptable impact on highway safety.
- The applicant will be required to apply to Derbyshire County Council for permission to carry out the works within the public highway under S184 of the Highways Act 1980. An informative is advised accordingly.

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

OFFICER COMMENTS

Principle of Development:

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 Hadfield, which is identified as a 'Larger Village', where a moderate scale of development may be acceptable, consistent with meeting local rural needs, and maintaining or enhancing their distinctive character or appearance whilst also maintaining existing facilities and services.

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:

1. Requiring developments to be of high quality design that protects, enhances and / or restores landscape character.
2. 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.
3. 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 proposal would result in the dropped kerb / means of access to the highway being increased in width by approximately 3.69m.

The site already has an open frontage and the proposed works are not too dissimilar from the existing access and parking scenario at the property. Existing access

arrangements for other properties on the south side of Hadfield Road have driveways of varying widths. Properties to the north of the site are terrace properties so do not benefit from off-street parking.

The proposal is considered to result in a development which is sympathetic to the existing property and wider street scene, and as such would not result in any detrimental impact upon the character of the existing property or wider area.

The proposed extension to the vehicle access is considered not to cause any harm to the amenity of any nearby residents.

Highway Safety:

HPBC Policy CF 6 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. Suitable off-street parking provision in accordance with guidelines set out in Appendix 1 of the Local Plan shall be provided.

The existing hard surfaced driveway currently provides off-street parking for 2 cars. The level of off-street and on-street parking will be unaffected by this proposal. Visibility splays will also remain unchanged.

The consultation response from Derbyshire County Council as the Highway Authority raise no objections to the proposal, and they consider that the proposal would not cause an unacceptable impact on highway safety, nor have a severe impact on congestion. They conclude that there are no justifiable grounds on which a highway objection could be maintained.

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 the development is considered to be acceptable in the built-up area boundary. The proposal will not have a detrimental impact upon the character and appearance of the host dwelling or wider street scene, nor impact the amenity of any nearby resident.

It is also considered that the development will not have detrimental impact upon highway safety or capacity of the local highway network.

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: 08/05/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council