

DELEGATED DECISION REPORT

HPK/2025/0417
Valid 17/11/2025

18 PLOVER CLOSE
GLOSSOP

SINGLE STOREY REAR
EXTENSION AND INTEGRA
GARAGE CONVERSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Residential amenity
- Highways

DESCRIPTION OF SITE

The application site comprises a two-storey detached dwellinghouse situated on the south side of the Plover Close cul-de-sac.

The property is constructed of a light coloured stone brick and benefits from both front and rear gardens, with an area of hardstanding to the front that provides parking for two vehicles, as well as an integral garage to the side.

The site is located within the built-up area boundary of Glossop. The surrounding area is predominantly residential in character, with a number of nearby properties featuring rear and side extensions. There are no heritage constraints affecting the application site.

PROPOSAL

Planning permission is sought for the erection of a single storey rear extension to serve as a summer room and the conversion of the integral garage to habitable accommodation.

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
CF 6 Accessibility and Transport

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

National Planning Policy Framework

Chapter 12 - Achieving Well Designed

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 01-01-2026
Neighbour consultation period ends: 09-12-2025
Press Advert: N/A

Public Comments

No comments.

Town / Parish Comments

N/A.

Derbyshire County Council Highways

Comment, 1 December 2025

It is not known how many bedrooms the dwelling currently has but the conversion of the garage will lose one on site parking space and will also increase the number of bedrooms at the dwelling. Therefore, it is likely that additional on site parking will be required to accord with both DCC's and HPBC's own parking guidance. Clarification is sought on the number of bedrooms at the dwelling and the applicant is referred to DCC's parking guidance which requires a minimum of 2 spaces for a 3 bed dwelling and 3 spaces for a 4-5 bed dwelling. Further comments will be required on receipt of the information requested.

Comment 29 April 2026

The offer by the applicant to widen the drive to provide space for an additional parking space would be beneficial to minimise the need for additional roadside parking which may be generated by the additional bedroom at the property. I would recommend a condition requiring the provision of an additional on site parking space to be provided within the site curtilage.

Should consent be granted, I would also recommend the following advisory note be attached to any consent:

Alterations to Vehicular Access

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 license. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an extension 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.

Planning permission is sought for the erection of a single storey rear extension to serve as a summer room and the conversion of the integral garage to habitable accommodation.

The proposed rear extension would replace the existing conservatory and would measure 4m in depth, 4.9m in width, and 3.6m in height. It would be constructed using materials to match those of the existing dwellinghouse, which will be secured

by condition. The proposal consists of converting the existing integral garage to habitable space. In terms of external physical alterations this consists of removing the existing garage door and blocking the gap with a low level stone wall (matching existing) and a new window, similar to existing.

The proposed extension is considered to read as a subordinate addition to the host dwelling. Due to its location to the rear, it would not be visible from public vantage points and would therefore not alter the character of the street scene.

In respect of the alterations to the front elevation, these are considered to be minor in scale and would not disrupt or be detrimental to the front elevation of the dwelling, nor would they result in any adverse impact on the wider street scene.

For the reasons set out above, the proposed development is considered to be acceptable in terms of its impact on character and appearance and would accord with Local Plan Policy EQ6, the High Peak Residential Design Guide SPD (2005), and the more recently adopted Design Guide SPD (2018)

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. As a guide a distance of 21 metres between habitable room windows of adjacent properties will provide an acceptable level of amenity.

No. 20 Plover Close is the detached neighbouring property located to the east of the application site. This dwelling sits forward of the building line of the application property meaning that the relationship is such that the application property already infringes the 45-degree line taken from the rear windows of No. 20, and the proposal would not materially worsen this situation.

No. 15 Mayflower Close is located to the south of the application site. The proposed rear extension would be situated approx. 21m from the rear elevation of this property. This separation distance accords with the Council's recommended standards and ensures that an acceptable level of privacy and outlook would be maintained.

No. 9 Mayflower Close is located to the west of the application site. The proposed extension would be approximately 0.6m deeper than the existing conservatory and does not include any side-facing windows that would overlook this neighbouring property. It would not be positioned any closer to this neighbour and therefore would not have adverse impact on daylight/sunlight. As such, the replacement extension would not result in any material change to the existing level of amenity experienced by this neighbour.

Regarding the garage conversion the new front window would not give rise to amenity concerns as it would face directly onto the street and not into the properties of the surrounding neighbours.

Overall it is considered that the development would not harm the residential amenities of the surrounding neighbours and complies with Policy EQ6 of the Local Plan and the adopted Residential Design Guide.

Highway Safety

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. Suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan should be provided.

The proposal includes the conversion of the integral garage to create an additional bedroom, increasing the dwelling from a three-bedroom to a four-bedroom property. Appendix 1 of the High Peak Local Plan indicates that a four-bedroom dwelling should be served by a minimum of three on-site parking spaces. As the property currently benefits from only two spaces, the applicant will be required to provide an additional parking space prior to the occupation of the new bedroom. This requirement can be secured by condition.

The comments of the Highway Officer are noted. Overall the development does not give rise to any highway safety concerns.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in principle and would be of an acceptable design and will not result in an unacceptable level of impact upon 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: Agatha Dutton

Recommendation Date: 11/05/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council