

DELEGATED DECISION REPORT

HPK/2026/0093
Valid 09/03/2026

118 NORTH ROAD
GLOSSOP

PROPOSED EXTRNAL FRONT
PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principal
- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site comprises a modern, two-storey detached dwellinghouse located within the built up area boundary of Glossop. The property forms part of a row of similar dwellings, with No.120 situated to the north and No.116 to the south. The site includes a large area of hardstanding at the front of which could provide parking for 3 or 4 vehicles.

PROPOSAL

Planning permission is sought for the erection of a front porch.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 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 and Beautiful Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice expiry date: 15-05-2026

Neighbour consultation period ends: 07-04-2026

Press Advert: N/A

Public Comments

No comment

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 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 front porch extension. The proposed porch would project 1.5m from the front elevation, with a maximum height of 3.3m and an external footprint of 3.2m². External materials would match those of the existing dwellinghouse, which will be secured by condition.

The proposed porch represents a modest addition that would appear sympathetic and subservient to the host dwelling. It is noted that the porch would sit adjacent to a partial hipped roof bay window and therefore would in part reflect the character of the dwelling.

Although the porch would be the only example within the immediate row of detached dwellings and would be visible from North Road, given its limited scale and sympathetic design, it is not considered that it would result in harm to the character or appearance of the street scene.

For the reasons set out above, the proposed development is considered acceptable in design terms and is in accordance with Local Plan Policy EQ6.

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 proposed porch includes a side facing window which faces towards No. 116. Given its limited size and proximity, this window is not considered to result in any detrimental impact on the amenity of the neighbouring property. Overall, the proposed development would not give rise to any unacceptable impacts on the amenity of surrounding neighbours.

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 and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Parking and highways arrangements would remain unchanged. No objections have been offered by the highways authority.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in principle and design, without resulting in an unacceptable impact on residential amenity. The proposal accords with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents, and the National Planning Policy Framework. Accordingly, the application is recommended for approval, subject to appropriate conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 19/05/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council