

DELEGATED DECISION REPORT

HPK/2026/0112
Valid 11/03/2026

32 BROOKSIDE ROAD
CHAPEL-EN-LE-FRITH

FIRST FLOOR SIDE
EXTENSION AND GARAGE
CONVERSION

(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 property located on Brookside road within the defined settlement of Chapel-en-le-Frith. The site as existing comprises brick facing materials with weatherboard panelling to projecting gable elements. As existing the application site is afforded an integrated single garage which has been converted into a playroom and utility / store.

The surrounding area is predominantly made up of two storey detached properties which are of a similar scale and appearance to that of the application site.

PROPOSAL

The application seeks full planning consent for a first floor side extension over the existing garage further to a conversion of the garage element. The proposed plans have been revised to designed to create a larger set down from the ridge based upon advice form the case officer.

The proposed development would use facing brick and concrete roof tiles to match the materials of the existing dwelling. The proposed first floor extension would extend 2.6m from the existing side elevation and has a depth of 8m, set back 0.1m from the principal elevation. The proposals would have a maximum height of 6.9m, set down 0.3m from the ridge height and would measure 4.6m to the eaves.

The development includes alterations to the previously converted garage .The proposals therefore seek to replace the existing roller shutter down with a new window with the base infilled with brickwork to match the existing dwelling and garage.

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

Chapel-en-le-Frith Neighbourhood Plan

No relevant policies

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: 05/05/2026
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

The proposed extension will increase the bedroom numbers at the property to five. DCC's parking guidance requires five bedroomed dwellings to have a minimum of three parking spaces. As the property appears to have only two spaces available on the drive, the applicant is required to provide details of at least one additional space;

it does appear that space is available in the front garden area to accommodate at least one additional space.

Updated comments 12.05.2026

Further to previous LHA comments which requested additional on site parking provision, it is now clear that the application does propose the provision of three parking spaces on the site frontage.

On this basis, it is now considered that there are no LHA objections to the application. Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

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 Chapel-en-le-Frith, which is identified under Policy S2 as a Market Town under the High Peak Local Plan (2016). The site also lies within the Neighbourhood Plan area of Chapel. 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, residential amenity and highway impacts 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 respect the character and appearance of the building through an appropriate choice of materials.

Following receipt of the revised plans, the proposed development has increased the set down from the host dwelling ridge by 0.3m and set down the eaves which although the set back from the principal elevation would only be 0.1m, given the reduction in eave and ridge height, would allow the proposals to clearly be viewed as an extension to the host dwelling. The proposals would create a harmonious addition to the existing dwelling and given the reduction in eaves and ridge would appear

subservient and subordinate to the existing dwelling and is not judged to have any detrimental impact upon the existing dwellings character. The use of matching materials reduces the prominence within the street scene and is consequently judged to not have any unacceptable impacts upon the character of the street scene or the wider surrounding area.

The proposed conversion of the garage element to form part of the living accommodation would result in a minor alteration to its appearance through the removal of the garage door and the insertion of new brickwork and a new windows to the front and rear elevations. These changes are not deemed to lead to any unacceptable impacts with respect to their design or appearance.

Therefore the proposals have been assessed to not have any adverse impacts with regards to the character of the existing dwelling or the street scene in accordance with Local Plan Policy EQ6, the Design Guide SPD and national policy detailed within the NPPF.

Amenity

Paragraph 135 of the NPPF states that Planning policies and decisions should ensure that developments:

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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 to the rear of the application site which instead comprises a belt of trees with Chapel-en-le-Frith football ground beyond. Consequently, the development would not have any overlooking impacts to the rear and given that the proposed windows to the front elevation would retain 24m to the property of no.35 Brookside opposite the site there would be no overlooking or loss of privacy as a result of the garage conversion or the new first floor window.

Paragraph 9.2 of the Residential design guide identifies that domestic extensions should be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties. They must have regard to the orientation of adjacent homes, the number and position of windows and land levels. Excessive

overshadowing of neighbouring habitable rooms windows, glazed doors and private garden/amenity areas should be avoided.

Paragraph 9.3 of the Residential Design Guide SPD states that *“Overshadowing If the centre of a main habitable room window is affected by the heavily shaded area, i.e. overshadowed on both a vertical and horizontal plane, then the extension may well cause a significant reduction in the skylight received by the window.”*

Whilst the proposals would not breach the 45 degree line to the adjacent dwelling of no. 30 Brookside there would be a notable breach of the 45 degree line to the habitable room windows in the rear elevation of no.34 Brookside resulting in an unacceptable loss of daylight to the rear windows of no.34. This is exacerbated by the proximity of the extension to the boundary at 0.6m and the staggered nature of the dwellings along Brookside Road. Whilst it is noted that the single storey garage as existing does breach the 45 degree line, the proposed increase of height from a maximum of 4m to 7m in height would breach the 45 degree rule to both the ground and first floors windows of the neighbouring property of no.34 and therefore would significantly worsen the existing arrangement by virtue of the increase in height. The image below, taken from the rear of the neighbouring property of no.34 looking towards the application site, shows the relationship to the existing garage at the



application site.
(Image taken from Rightmove May 2026)

The extension would extend along approximately 50% of the garden boundary to number 34 and would be immediately adjacent to the rear garden and patio area to the rear of their property. As stated in paragraph 9.2 of excessive overshadowing of

neighbouring habitable rooms windows, glazed doors and private garden/amenity areas should be avoided. In this case, the development would lead to overshadowing to the rear windows and would appear as an overbearing addition in its nature, particularly when viewed from the neighbours garden and patio. As a result the proposed development would result in an unacceptable impact upon neighbouring amenity of the occupiers of no.34 Brookside Road.

Thus, with regard to the above whilst the proposals the proposed development would have an unacceptable impact with regards to overshadowing and would have an overbearing to the occupiers of no.34 Brookside Road contrary to the Residential Design Guide SPD, Local Plan Policy EQ6 and national policy detailed within the NPPF.

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

The site as existing contains a garage which has already been converted and the proposed development would increase the bedroom provision of the existing site from 4 to 5. Following a reconsultation DCC Highways have raised no objections to the proposed scheme.

The application site is deemed to be afforded sufficient off-street parking spaces to accommodate 3 parking spaces which meets the requirements of Appendix 1 Parking Standards of the High Peak Local Plan. If this application were acceptable a condition could be imposed to secure the proposed off road parking provision.

The proposed development is therefore in accordance with local plan policy CF6 and would not have any unacceptable impacts with regards to highway safety or parking.

CONCLUSION / PLANNING BALANCE

Although the proposed development is considered acceptable principle, and would be of an acceptable design, the proposals would have a detrimental impact upon the neighbouring amenity of no.34 Brookside Road by virtue of the first floor extension breaching the 45 degree rule and would significantly worsening the existing arrangement, creating a development which is deemed to be overbearing in its nature in conflict with the Residential Design Guide SPD, Local Plan policy EQ6 and national policy detailed within the NPPF.

OFFICER RECOMMENDATION : Refuse

Case Officer: Stuart Talbot

Recommendation Date: 13/05/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council