



Planning Department  
High Peak Borough Council  
Town Hall  
Market Place  
Buxton  
Derbyshire  
SK17 6EL

Our Ref: RG/G267/L001  
Date: 13<sup>th</sup> May 2026

Dear Sir/Madam

**1 HEREFORD CLOSE, HARPUR HILL, BUXTON, SK17 9PH**

**ADAPTATION AND EXTENSION OF DWELLING TO INCLUDE NEW FRONT PORCH WITH ASSOCIATED CANOPY FEATURE; REPLACEMENT OF EXISTING REAR OUTBUILDING WITH SINGLE STOREY OUTBUILDING AND CONNECTING ROOF CANOPY; ATTACHMENT OF RETRACTABLE CANOPY TO REAR WALL; INSERTION OF BI-FOLDING DOORS IN SIDE ELEVATION [RETROSPECTIVE APPLICATION]**

We are instructed by Mr. Sean Davies to submit this full retrospective householder planning application pursuant to Section 73A of the Town and Country Planning Act 1990 in respect of the above adaptations and additions to 1 Hereford Close.

**Application Content**

This application is supported by the following:

- This covering letter
- The following drawings prepared by IMA Architects:
  - 26001-1001 — Site Location Plan — Rev P02
  - 26001-1002 — Existing Site Plan — Rev P01
  - 26001-1003 — Proposed Site Plan — Rev P03
  - 26001-2001 — Existing Floor Plans — Rev P02
  - 26001-2002 — Proposed Floor Plans — Rev P03
  - 26001-3001 — Existing Elevations — Rev P02
  - 26001-3002 — Proposed Elevations — Rev P02
  - 26001-3003 — Proposed Outbuilding Layout — Rev P01



## The Site and Context

1 Hereford Close is an unassuming detached brown brick dwelling situated within a housing estate comprising houses that appear to have been constructed in the 1970s or 1980s.





The house occupies a relatively large corner plot and has been extended on more than one occasion.

Properties in the vicinity are of a similar character and appearance, many of which have been extended to the side(s), front and rear.

### **The Proposal**

The development has been largely completed and hence this is a retrospective planning application seeking to retain works.

At the front of the dwelling, a new porch and simple surround / canopy feature have been added to provide sheltered space and an extent of storage when entering / leaving the home. The canopy will be finished in Millboard Envello Cladding Board, offering the appearance of weathered timber, providing what we suggest is a modest and complementary feature that presents no harm whatsoever to the host dwelling or the limited / glimpsed views of the dwelling when seen from the road. Indeed, we contend that the new entrance feature plays a part in lifting the external appearance of the house by introducing a sensitive and contemporary feature onto an otherwise nondescript, dated front elevation.





At the rear of the property, a former outbuilding in the corner of the garden has been removed and replaced by an alternative, modest sized contemporary outbuilding of broadly comparable height. The previous outbuilding can be seen clearly on the aerial image below.



The visual image below shows the replacement outbuilding as viewed from the rear garden.

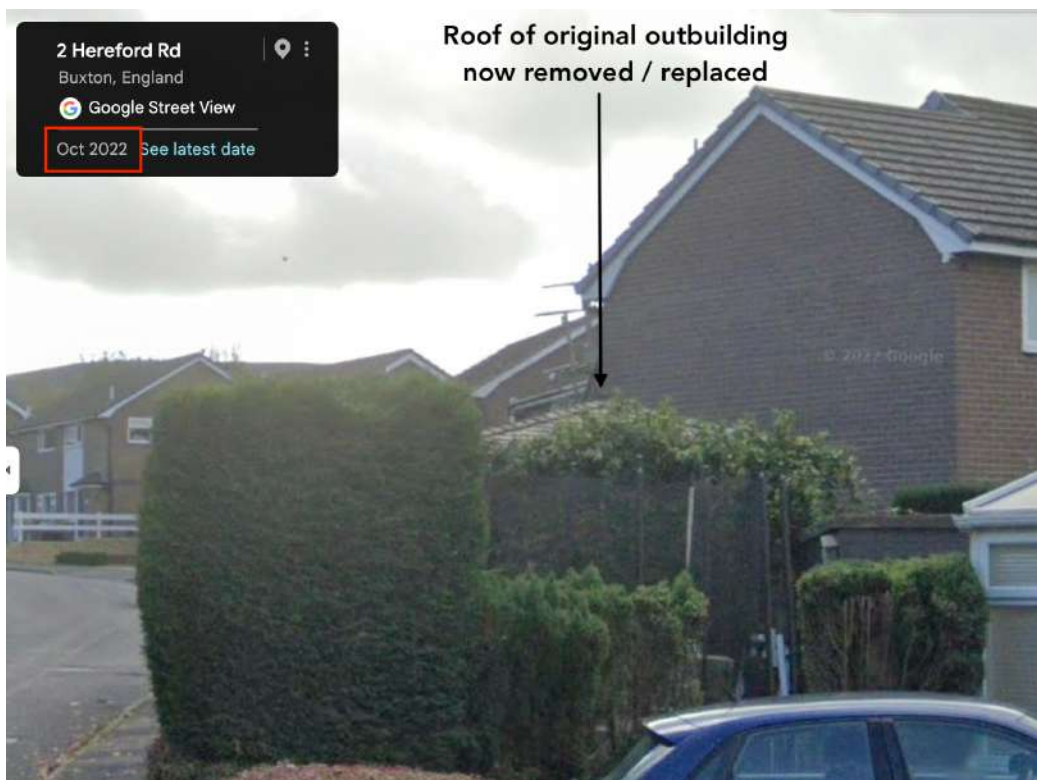




The replacement outbuilding is imperceptible from public vantage point aside from one very narrow / oblique viewpoint from Hereford Road, as shown below. Note that the photograph below was taken before the development is completed, and hence its incomplete state.



*Image below shows same view showing previous outbuilding:*



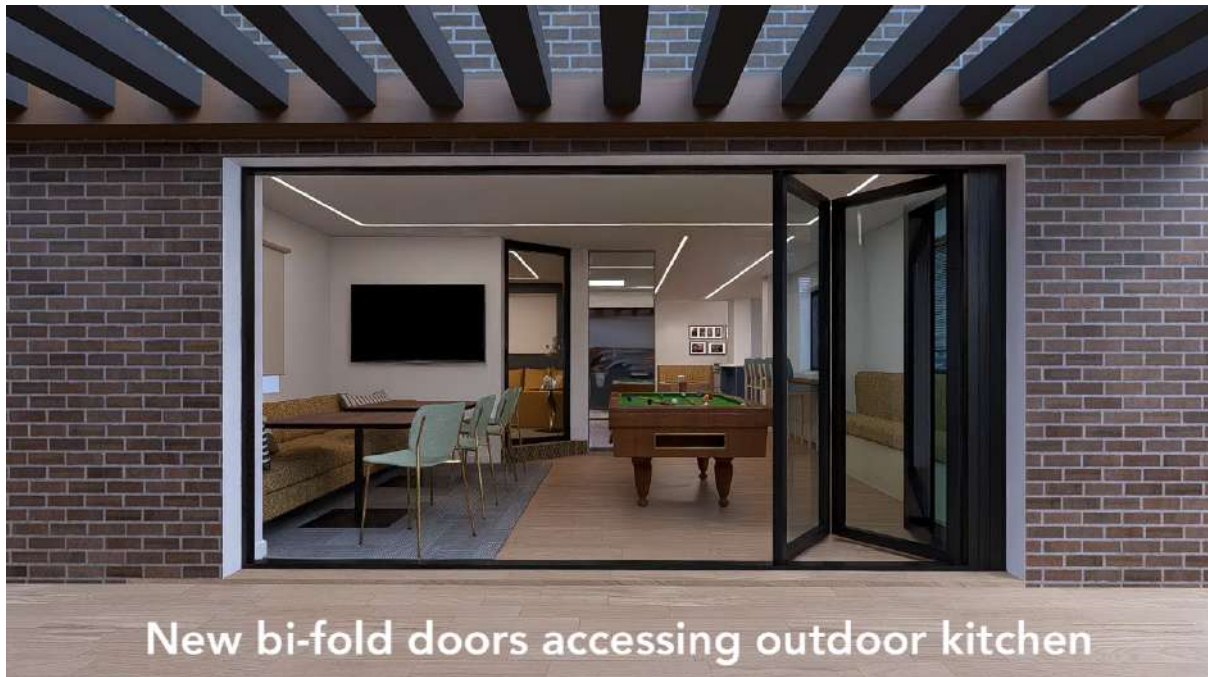


Beyond that – to create a discrete, covered ‘outdoor kitchen’– a simple canopy structure has been installed between the new outbuilding and the main house (see visual below, with replacement outbuilding at rear). This is not an extension as such, but simply a roof canopy designed to protect diners when it rains. This canopy cannot be seen / perceived from any vantage point that could possibly be presented as remotely harmful.





New bi-folding doors have been inserted into the eastern elevation of the house to provide direct access to / from the outdoor kitchen area.



A lightweight retractable canopy has been fixed to the rear wall of the house to provide a secondary covered outdoor dining space. Both canopies are shown on the visual below.



The proposed external works – combined with impressive internal changes (which do not require planning permission) – represent a concerted attempt by the application to invest heavily and lovingly / sympathetically ‘lift’ and modernise what was a tired, unprepossessing



home designed and built in a different era (1970s / 80s) to deliver far better liveability, flow and enhanced visual appearance.

We contend that none of the additions or adaptations result in any material planning harm. Indeed, most are imperceptible, and the small rear outbuilding is a direct replacement of the one removed (albeit of cleaner, more contemporary design).

We would further suggest that certain new features – such as the new porch; the retractable rear canopy and new bi-folding doors – do not require planning permission or might be seen as *de minimis* additions that cannot be seen and impact on no party.

### **Policy Considerations**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan comprises the High Peak Local Plan (2016). The Proposals Map confirms that the site does not fall within any specific designation or allocation, but it clearly forms part of the established urban area.

Policy EQ6 'Design and Place Making' states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place. This will be achieved by, *inter alia*:

- Requiring development to be well designed to respect the character, identity and context of High Peak's townscapes and landscapes
- 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.
- 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.

We suggest that the proposal is consistent with the above policy in that the various additions and alterations represent modest, sympathetic and high quality improvements to the host dwelling, which respect both the character of the property and the surrounding residential area.

The works have been carefully designed to modernise and enhance what was previously a dated and unremarkable dwelling, whilst remaining subordinate to the original house and visually compatible with the wider estate context.



The new porch and canopy feature introduce a contemporary yet complementary entrance treatment using restrained and good quality materials, whilst the replacement rear outbuilding and associated canopies are discretely positioned and largely imperceptible from public vantage points.

Importantly, no part of the development gives rise to unacceptable visual intrusion, overlooking, overshadowing or overbearing impacts upon neighbouring occupiers, with the principal additions confined largely to the rear of the property and appropriately contained within the existing domestic curtilage. Overall, the proposal represents a sensitive and proportionate enhancement of the dwelling which improves functionality, appearance and liveability without causing any material harm to local character or residential amenity.

### **Consistency with Residential Design SPD (2005)**

The above SPD is supplementary guidance that does not possess development plan status. It is nonetheless a material consideration in the assessment of this application.

At §1.3, the SPD explains that its main purposes are, *inter alia*, to expand upon Local Plan policy to provide more detailed and practical design advice for the design of residential development. It promotes an approach to design grounded in an understanding of the qualities which contribute to local distinctiveness and sense of place in High Peak. It also encourages an approach towards residential design, which:

*‘is mindful of context but is also innovative.’*

It is evident therefore that the SPD welcomes an extent of respectful and contextual innovation, such as that presented by this application.

Chapter 9 of the SPD is concerned with domestic extensions. §9.1 explains that extensions should be designed as subordinate to the main form of the house, and §9.2 states that they 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.

§9.8 notes that the main messages include:

- Buildings should comprise several elements to build up the whole.
- Roofs should follow the long axis of the building.
- Extensions and all openings should maintain proportion and symmetry
- Extensions should complement the existing house – not overpower it.

We see no inconsistency with the SPD in that the various additions and alterations remain clearly subordinate to the host dwelling and have been designed sensitively having regard to



both the character of the existing property and the amenity of neighbouring occupiers. The works do not result in any excessive scale, massing or visual dominance and are contained comfortably within the existing residential curtilage.

The rear outbuilding replaces a longstanding structure of broadly comparable scale and position, whilst the lightweight canopy structures at the rear are modest and visually recessive additions intended primarily to improve the usability and liveability of the dwelling rather than materially extend it in built form terms.

The proposal also avoids any harm to neighbouring amenity. There are no unacceptable overlooking, overshadowing or overbearing impacts arising from the development, with the additions positioned and orientated sensitively in relation to surrounding homes and gardens. Importantly, much of the development is either imperceptible or only very limitedly visible from public vantage points.

In design terms, the proposal adopts a restrained, high quality and cohesive contemporary approach which complements rather than overpowers the original dwelling. The new porch feature and associated cladding elements introduce a modest and understated degree of architectural interest and visual enhancement to what was previously a rather plain and dated property, whilst remaining proportionate and sympathetic.

We therefore suggest that the proposal sits comfortably with the guidance and broader design aspirations of the SPD.

### **Consistency with NPPF**

The NPPF is an important material consideration.

§135 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The proposal is consistent with that part of NPPF in that the additions and alterations have been carefully designed to improve both the functionality and visual quality of the dwelling over the long term, whilst remaining sympathetic to the character of the surrounding residential area.

The development introduces a series of modest but high quality enhancements which modernise and revitalise what was previously a dated property, improving liveability, usability and external appearance without causing harm to the wider street scene or neighbouring amenity.



The design approach combines contextual sensitivity with an appropriate degree of contemporary intervention, particularly through the use of clean architectural detailing and complementary modern materials such as the timber-effect cladding to the new porch feature and associated canopies.

The proposal is visually discrete, especially to the rear, and the replacement outbuilding and lightweight canopy structures integrate comfortably within the existing domestic setting.

Overall, the scheme represents a proportionate and thoughtful form of domestic improvement which is consistent with the NPPF's support for well-designed, visually attractive and contextually responsive development that also allows for appropriate innovation and change.

### **Consistency with the National Design Guide**

The National Design Guide is another important material consideration. Like the High Peak Residential Design SPD and the NPPF, it promotes an approach to development that responds positively to local context whilst also recognising that good contemporary design and innovation are entirely appropriate.

For example, the Guide confirms that:

*"Well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change..."*

The Guide further explains that:

*"All design approaches and architectural styles are visually attractive when designed well."*

It also recognises that good design may involve:

*"introducing built form and appearance that adds new character and difference to places..."*

The proposal is entirely consistent with those principles. The development does not seek to create a carbon copy / pastiche imitation of surrounding 1970s / 1980s housing, but instead introduces a series of modest, high quality and carefully considered contemporary interventions that respond positively to the existing dwelling and wider residential setting.

The additions remain proportionate and visually discrete whilst improving the functionality, appearance and liveability of the property. High quality materials, simple forms and clean detailing ensure that the works sit comfortably within their context whilst delivering an appropriate degree of architectural refreshment and modernisation.

The proposal therefore represents precisely the kind of contextually responsive but appropriately innovative domestic design approach encouraged by the National Design Guide.



## Summary and Conclusions

This retrospective application relates to a series of modest, carefully considered and high quality alterations which together have transformed a dated and unremarkable dwelling into a far more functional, attractive and contemporary family home. The works have been undertaken sensitively and proportionately, with clear regard to the character of the surrounding residential area and the amenity of neighbouring occupiers.

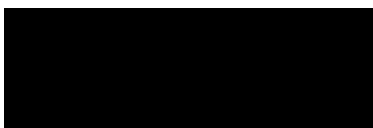
Importantly, the development gives rise to no material planning harm. The additions are visually discrete, largely imperceptible from public vantage points, and remain comfortably subordinate to the host dwelling. There are no unacceptable impacts in terms of overlooking, overshadowing, overbearing effect or visual intrusion. Indeed, we would suggest that several elements - particularly the improved entrance feature and upgraded rear living spaces - positively enhance the appearance and quality of the property.

The proposal aligns closely with the development plan, the Residential Design SPD, the National Design Guide and the design objectives of the NPPF, all of which support high quality, contextually responsive and appropriately innovative residential design.

Overall, this is a thoughtful and sympathetic scheme which improves liveability, appearance and long term usability without causing any harm to local character or residential amenity. We therefore respectfully request that planning permission be granted.

We look forward to receiving confirmation of receipt and validation of the application, and if further information is required, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully  
for Roman Summer Associates Ltd



Richard Gee  
**Director**