

DELEGATED DECISION REPORT

HPK/2026/0136
Valid 30/04/2026

43 HAWTHORN DRIVE
GLOSSOP

ERECTION OF SINGLE
STOREY SIDE AND REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development.
- Character & Design.
- Residential amenity.
- Highway safety.

DESCRIPTION OF SITE

The application site is an existing detached dwelling at the end of a private drive. A detached garage sits to the front (south) of the property. Ownership Certificate B has been completed and the relevant notice serviced on persons with a legal interest in the land which falls within the application red-boundary of site.

The site falls within the built-up area boundary, within the Boroughs Glossop-dale sub-area. The 'Settled Valley Pastures' Landscape Character Area is applicable to the site.

A Public Right of Way, Footpath No.110, runs adjacent to eastern site boundary.

The Peak District National Park is located circa 445m to the north-east of the application site.

PROPOSAL

The application seeks permission for a single storey side and rear extension, to facilitate the enlargement of the kitchen-diner, and creation of a utility area.

The extension will project from the rear elevation by approximately 2.2m, and from the side elevation by approximately 1.65m. The extension will have a pitched roof, and reach eaves and ridge heights of approximately 2.45m and 3.42m respectively. A parapet wall is proposed along the eastern side of the extension due to the proximity of the boundary fencing. The extension will sit within the existing boundary.

The extension is proposed to be constructed from reconstituted stone and anthracite concrete plain tiles, to match the existing dwelling.

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 2 Landscape Character.

Policy EQ 6 Design and Place Making.

Policy EQ 7 Built and Historic Environment.

Policy H 2 Housing Allocations.

Policy CF 6 Accessibility and Transport.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 12 – Achieving Well Designed Places.

Part 15 – Conserving and Enhancing the Natural Environment.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Residential Design (2005).

Landscape Character (2006).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2013/0327 - Outline permission for proposed residential development of up to 150 dwellings including affordable housing, highways works, public open space & associated works - Refused 10/09/2013 - Appeal Allowed 12/06/2014.

HPK/2013/0648 - Proposed Residential Development of up to 150 dwellings, including 'affordable housing', highway works, associated works and infrastructure - Refused 17/03/2014.

HPK/2015/0120 - All reserved matters relating to access, appearance, landscaping, layout and scale - Reserved Matters Approved 21/07/2015.

CONSULTATIONS

Publicity

Site Notice expiry date: 18/06/2026.

Neighbour consultation period ends: 21/05/2026.

Press Advert: N/A.

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

Derbyshire County Council Highways:

- No objections. There does not appear to be any material impact on the public highway.

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 Padfield which is identified as a 'Smaller Village', where only limited development to meet local rural needs may be acceptable, consistent with maintaining and enhancing their distinctive character or appearance.

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:

HPBC Policy EQ 2 seeks to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area. It seeks to achieve this by, amongst other things,

- a) Requiring that development proposals are informed by, and are sympathetic to the distinctive landscape character areas as identified in the Landscape Character Supplementary Planning Document and also take into account

other evidence of historic landscape characterisation, landscape sensitivity, landscape impact and the setting of the Peak District National Park and where appropriate incorporate landscape mitigation measures.

- b) Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park.
- c) Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement as identified in the Landscape Impact Assessment.

This approach is reinforced by Policy EQ 6 in relation to design and place making, requiring development to respond positively to its environment and the challenges of climate change, whilst also ensuring a contribution to local distinctiveness and sense of place. The development proposal should therefore seek to

- a) Respect the character, identity and context of the landscape.
- b) Be of high quality design to protect, enhance and/or restore landscape character, particularly in relation to the setting and character of the Peak District National Park.
- c) Contribute to the areas character by virtue of its scale, layout, appearance, and materials, including the relationship with adjacent buildings and landscape features.
- d) Achieve a satisfactory relationship with adjacent development, and does not cause unacceptable effects or adversely impact 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.

As previously identified the extension is proposed to project from the rear elevation by approximately 2.2m, and from the side elevation by approximately 1.65m, and a maximum height of approximately 3.42m.

The roof of the extension will match the prevailing angle of the original house roof to help maintain the proportion of the house, as advocated by the adopted Residential Design (2005) SPD.

The extension is proposed to be constructed in matching materials, and it is considered that a suitably worded condition would be reasonable to secure this.

Residential Amenity:

The requirements of Policy EQ 6 have been set out above, in relation to securing a satisfactory relationship with adjacent development and avoiding harm to amenity etc.

Given the siting and scale of the proposed extension, it is considered that there is sufficient separation distance between neighbouring properties to avoid any undue harm in relation to overbearing and overshadowing impacts. Additionally given the design of the extension and the location of windows relative to neighbours, it is considered that no harmful levels of overlooking will occur to any nearby resident.

Adjacent to the east of the site is a public footpath, and beyond this is a commercial building.

Overall, given the scale, siting and design of the proposed extension, it is considered that the proposal would not result in any detrimental harm to the amenity of any nearby property by virtue of overshadowing, overbearing or overlooking impacts.

Highway Safety:

The existing property benefits from off-street parking on a driveway and garage to the front of the dwelling.

The proposed development proposes an extension to the existing ground floor living space, which would not impact the availability of off-street parking at the address. The proposal would also not result in any additional bedrooms being created at the property.

Given the above, the proposal is considered not to result in any material increase in vehicles at the property, and the existing parking scenario will not change as a result of the development.

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 development at the site is considered to be acceptable.

The design, scale and siting of the extension is considered not to result in any detrimental harm to the amenity of any nearby resident by virtue of overshadowing, overlooking, or overbearing impacts. The extension is proposed to be constructed from matching materials.

Off-street parking at the property would not be impact during the operational phase of the development.

As such, 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: 24/06/2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council