

DELEGATED DECISION REPORT

HPK/2026/0003
Valid 16/01/2026

19 OAKFIELD ROAD
HADFIELD
GLOSSOP

REPLACEMENT OF REAR
CONSERVATORY WITH
SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is an existing residential property located within the built-up area boundary of Hadfield, within the Glossopdale sub-area boundary.

Land levels across the site vary, with levels falling away from the house in a south-west direction.

To the south-west of the site is an established industrial/commercial area, which is allocated as a Primary Employment Zone.

The site falls within the settled valley pastures landscape character area.

PROPOSAL

The proposal relates to the removal of an existing single storey conservatory to the rear of the property, and the erection of a single storey rear extension.

The extension is proposed to project 3.5m from the rear elevation of the property, with a width of approximately 5.2m. The extension would incorporate a pitched roof into its design reaching eaves and ridge heights of approximately 2.7m and 3.44m respectively. It would be set off the adjoining neighbouring boundary by approximately 0.15m.

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.

National Planning Policy Framework (December 2024):

Part 2 – Achieving Sustainable Development.

Part 4 – Decision-making.

Part 12 – Achieving Well Designed Places.

Supplementary Planning Documents (SPD):

High Peak Design Guide (2018).

Residential Design (2005).

Landscape Character (2006).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HNT/2026/0003 - Application to determine if prior approval is required for a proposed rear single storey extension to extend beyond the rear wall by 5.20m, have a maximum height of 3.00 and a height at the eaves of extension of 3.00m - Prior Approval Refused - 19/05/2026.

CONSULTATIONS

Publicity

Site Notice expiry date: 03/03/2026.

Neighbour consultation period ends: 11/02/2026.

Press Advert: N/A.

The scheme has been amended since original submission and a re-consultation has been undertaken accordingly. Re-consultation period ends: 18/06/2026.

Derbyshire County Council Highways:

- No objection.
- 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, securing high quality, locally

distinctive and inclusive design to provide a high standard of amenity for all existing and future occupants. 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 Hadfield, which is identified as a 'Larger Village', which is an area where a modest scale of development will be acceptable, to meet local rural needs and maintain distinctive character.

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:

Policy EQ 6 of HPBC's local plan identifies that all development should be well designed and of a high quality that responds positively to its environment, whilst also contributing to local distinctiveness and sense of place. It seeks to achieve this by, amongst other things:

1. Requiring developments to be of high quality design that protects, enhances and / or restores landscape character.
2. 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.
3. 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.

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 3.5m from the rear elevation of the property, reaching a maximum height of 3.44m.

The extension is proposed to have an external finished of red brick to match the existing property. It is unclear at present what materials the roof tiles would be for the pitched roof, although there is an expectation that matching materials would be used. It is considered that a suitably worded condition would be reasonable to manage this.

The existing property has a conservatory extension to its rear. Various other existing properties within the row of houses have existing single storey rear extensions/conservatories. The proposed extension would not be readily visible within the street scene, and any limited views of the extension would be seen within the context of the existing mix of extensions, domestic outbuildings, and the commercial buildings located to the south. It is therefore considered that the proposed development would not cause any detrimental harm to the character of the street scene.

Residential Amenity:

The requirements of Policy EQ 6 have been set out above in relation to securing suitable amenity standards etc.

The extension will be located to the west of the adjoining neighbouring property of No.17. The neighbour at No.17 has a set of patio doors in its rear elevation serving a lounge area.

The adopted Residential Design (2005) SPD identifies that domestic extensions should be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties, including impacts upon main habitable room window. To help establish potential impacts from overshadowing on a main habitable room, the '45 degree rule' can be applied. The 45 degree line is breached in this instance in plan view, but the extension would not cover more than half the patio doors in elevation view.

Officers are mindful of the available fall-back position at the site, whereby the applicant could possibly exercise their Permitted Development Rights to construct a single storey rear extension at the same/comparable height, and a projection from the rear elevation of 3metres, i.e. a reduction of 0.5m in the projection. Even a 3metre extension would still breach the same 45 degree lines in both plan and elevation view. This fall-back position is therefore a material consideration in this application. Moreover the existing conservatory at a depth of 3.7m, also breaches the 45 degree line.

It is acknowledged that the extension may result in some overshadowing on the patio doors, but this would be limited to late afternoon/into the evening, and the patio doors would still benefit from direct sunlight for most of the day. The limited level of overshadowing which may be experienced is therefore considered not to be detrimental to the amenity of occupiers of No.17 (the adjoining property). Therefore given the fallback position when combined with the established position of the conservatory, it is considered that the proposed extension would not harm the amenities of the neighbour to such a degree as to warrant refusing this application.

The neighbouring property at No.21 has a rear conservatory. Although the extension includes a window and doorway on the north western elevation, this would cause no additional overlooking when compared to the existing conservatory, which has a fully

glazed elevation. It is considered that No.21 would not be unduly impacted by the proposed development.

Highway Safety:

The proposed development proposes an extension to the existing ground floor living space. The extension would not result in any additional bedrooms being created at the property. The existing frontage is hard surfaced which currently has provision for off-street parking for 3 vehicles.

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

It is considered that the proposed extension would not result in any detrimental harm to the amenity of neighbours, the wider street scene, or highway safety.

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: 02/07/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council