

DELEGATED DECISION REPORT

HPK/2026/0122
Valid 23/03/2026

MASONS YARD PARK
ROAD
HADFIELD
GLOSSOP

PROPOSED SINGLE STOREY
REAR AND SIDE EXTENSION

(FULL - MINOR)

MAIN ISSUES

- Principle
- Design
- Amenity
- Highways

DESCRIPTION OF SITE

The application site comprises a container situated on a parcel of land on the western side of Park Road, Hadfield, Glossop. The container is currently used as an office in connection with the business operations of Richardson's Stonemasons an established business which has operates on the land since the 1980s.

The site lies within the Built-Up Area Boundary of Hadfield. Railway lines are located immediately to the west of the site, while Bankswood Park lies to the south and is designated as Green Belt and Countryside. The immediate surrounding area is predominantly residential in character.

PROPOSAL

Planning permission is sought for the erection of a single storey side and rear extension to the existing container

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 2 Achieving sustainable development
Chapter 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- Construction Of Small Wooden Building In Conjunction With Use Of Site For Monumental Mason. HPK/0002/4083, Approved 1986

CONSULTATIONS

Publicity

Site Notice expiry date: 15-05-2026

Neighbour consultation period ends: 16-04-2026

Press Advert: 30-04-2026

Public Comments

No comment

Archaeology

The proposals will have no archaeological impact.

Environmental Health

The Environmental Health Department has no objection to the proposed development subject to the conditions set out below being applied to any permission granted.

Derbyshire Wildlife Trust

Given there are trees and scrub overhanging the site we would recommend conditions to protect nesting birds and provide biodiversity enhancement in line with the NPPF.

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.

Network Rail

Network Rail (NR) notes the above proposal – there is third party land between the respective boundaries with a gap of 2.28m – however, for the avoidance of doubt we would request that the applicant submit the proposal on the attached form to AssetProtectionNorthWest@networkrail.co.uk - we note from the site photos that there is an amount of debris on site and we would not this to be ported or removed onto or close to NR land. The excavation/earthworks may also require supervision from NR's asset protection team and there must be no alteration to drainage on site – all surface waters to drain in the direction away from the railway – there is no fee for a submission & initial review.

OFFICER COMMENTS

Principle of Development

High Peak 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.

High Peak 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, where a moderate scale of development consistent with meeting local needs is acceptable.

The application seeks planning permission for the erection of a single storey workshop extension associated with the existing Richardson's Stonemasons business. The site is located within the Built-Up Area Boundary of Hadfield, supports development in sustainable settlements where an appropriate scale of development can be accommodated whilst maintaining and enhancing the character of the area. The application is considered to be acceptable in principle, subject to further policies regarding design and amenity of which are discussed below.

Design

Policy EQ6 states all development should be well designed and of a high quality that responds positively to both its environment and the challenges of climate change, whilst also contributing to local distinctiveness and a strong sense of place.

The proposal seeks to provide additional floorspace ancillary to the existing container structure. The extension would support the continued operation and growth of an established local business. To rear the extension would serve as additional storage space and to the side the extension would serve as a workshop.

The proposed extension is modest in scale and remains subordinate to the wider commercial operations undertaken within the site. The submitted elevations indicate that the extension would feature rendered wall finishes, a GRP roof covering and uPVC doors. These materials are considered appropriate for a functional commercial building and would result a structure which appears more permanent in nature. Render is not a traditional building material commonly found within High Peak. Natural stone is the predominant external material of the adjacent buildings. To ensure that the development integrates appropriately with its surroundings, a condition will be imposed requiring the external walls of the extension to be finished in a dark coloured render.

An officer site visit found that a number of headstones, stone products and building materials are currently stored externally around the existing office container. This results in a degree of visual clutter when viewed from Park Road. The proposed workshop, as shown on the submitted plans, would provide additional internal storage space, enabling materials and equipment currently stored outside to be

stored within the building. This is considered likely to improve the overall appearance of the site. The site retains an area of hardstanding directly in front of the workshop which is to be use as one off-street vehicle parking space.

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.

Residential properties are located on the east and south east side of Park Road. The proposed building would remain single storey in scale and no additional windows or doors are proposed which would directly overlook neighbouring residential properties. Given the siting and scale of the development, it is not considered that the proposal would result in any unacceptable impact upon neighbouring amenity. It is considered it wouldn't to give rise to any loss of daylight or sunlight, overshadowing, overbearing effects, loss of outlook, or loss of privacy for nearby occupiers.

It has been recommended by the Council's Environmental Health Officer that a condition restricting the hours of construction be imposed. This condition is considered necessary to protect the amenity of neighbouring residential properties and to minimise the potential for adverse noise disturbance during construction. It appears that the site has operated for many years without and harm to the amenities of surrounding neighbours. Given that the site only supports one full time member of staff, it is considered that its overall size and scale would not give rise to any harm to 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. Suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan should be provided.

The parking arrangements would remain unchanged. No objections are made by the highways authority. As such it is considered that the development would not give rise to any highway safety concerns.

Other Matters

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite

biodiversity gains or statutory biodiversity credits. As the proposed extension works would take place on a sealed surface the need for BNG would meet one of the exceptions Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

There are a number of trees and areas of scrub vegetation overhanging the application site. The submitted plans do not indicate that they would be removed or disturbed during the construction or use of the development. Nevertheless, Derbyshire Wildlife Trust has recommended to impose a condition to safeguard any nesting birds that may be present on the site and to secure appropriate biodiversity enhancement measures (bird box) in accordance with the objectives of the National Planning Policy Framework. Unfortunately the proposed extension only extends to a height of 2.4m, therefore the request to install a bird box could not be secured, as they need to be positioned at a minimum height of 2.5m. The recommend condition relating to nesting birds is considered to be reasonable and necessary and will be imposed should planning permission be granted.

Public right of way HP12/98/1 is located to the west of the existing application site however it would not be in the redline area boundary nor would the proposals obstruct this public right of way. Peak Northern Footpaths Society were consulted on the application and has not offered comment.

Following comments from network rail it has been advised that the applicant submits the proposal to Asset Protection North West regarding the nearby third party land. An informative will be added to any consent drawing he applicants attention to their request.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in principle and would be of an acceptable design and will not result in an unacceptable level of impact upon residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan. Therefore, the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 16/07/2026

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council