

DELEGATED DECISION REPORT

HPK/2026/0210
Valid 22/05/2026

19 HORSESHOE AVENUE
DOVE HOLES

SINGLE STOREY DETACHED
BUILDING FOR DOMESTIC
ANCIALLRY USE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site refers to a two storey detached property located on Horseshoe Avenue within the defined settlement boundary of Dove Holes. The application site as existing comprises stone elevations and is afforded an integrated garage and notable side plot.

The surrounding area is residential in its nature predominantly comprising two storey detached and semi-detached dwellings which are of a similar scale and appearance to the application site.

PROPOSAL

The application seeks full planning permission for the erection of a domestic outbuilding within the side plot of the host dwelling.

The proposed outbuilding would measure 7.5m in depth with a width of 3.5m. The outbuilding would feature a mono-pitched roof with the height of the eaves being 3.1m at their maximum height and a maximum height of 3.5m to the ridge.

The supporting plans show that the outbuilding would utilise oak effect cladding and aluminium glazed doors. The plans also show the internal area is to create a lounge and bar area.

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

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: 14/07/2026
Neighbour consultation period ends: 27/05/2026
Press Advert: N/A

Public Comments

No comments received.

Chapel-en-le-Frith Parish Comments

No objection

Derbyshire County Council Highways (No Objection subject to condition)

It is considered that the proposed building will have no material impact on the highway network; however, it is recommended that the use of the building is conditioned to be for personal use only and to remain ancillary to the main dwelling.

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 domestic outbuilding ancillary to an existing residential property that lies within the built up area boundary for Dove Holes, which is identified as a Larger Village under Policy S2 of the High Peak Local Plan (2016). Given the nature of the proposed development is deemed to be acceptable in principle subject to an assessment of material considerations such as design and residential amenity 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 respecting the character and appearance of the building through an appropriate choice of materials.

The application site is afforded a large side plot and amenity area to the northwest of the host dwelling which comprises an area of open grass land enclosed with timber boarded fencing.

The proposals would create a new large living space creating a bar and lounge area, however given the lack of other key service elements including bathroom and kitchen the proposals are assessed to be ancillary to the host dwelling and would not comprise a functionally separate unit.

The proposed outbuilding is to be located to the northeastern most area of the plot but would still retain 1m to the boundary to the north. The development proposals are relatively modest in their nature and the development would allow the site to retain the open spacious character to which it is currently afforded. The proposed outbuilding is considered to be proportionate to the size of the existing plot and would and would not have any adverse impact upon the character of the existing dwelling.

Paragraph 9.7 of the Residential Design Guide states that "outbuildings should relate to the main dwelling in terms of size, proportion and appearance. They should be subordinate in size and height and match the materials of the existing house." Similarly the adopted Design Guide 2018, states that there is not tradition of timber cladding throughout High Peak.

The proposed outbuilding instead would instead comprise oak effect cladding to the exterior elevations. The use of such timber cladding is out of character with the

existing dwelling and contrary to guidance contained with the SPD's and would usually be impermissible owing to the stark contrast between the outbuilding and the host dwelling.

However in this instance owing to the presence of large timber fencing panels surrounding the plot and facing onto the highway and the consideration given to the fact that should the outbuilding be moved 1m further from the shared boundary and lowered in height to 3m, it would likely be afforded permitted development rights, under Part 1, Class E of the GPDO. It is deemed that on this occasion a refusal based solely of the proposed materials would be unjustified in this location.

Furthermore, with regard to the impact upon the wider street scene owing to the above and that only the upper elements of the outbuilding will be visible the proposed timber cladding is not deemed to have an unacceptable impact upon the character of the surrounding area..

Consequently the proposed development has been assessed to not have a detrimental impact upon the character of the existing dwelling or the street scene and complies with Local Plan Policy EQ6, SPD's and national policy contained within the NPPF.

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.

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.

Owing to the interface distance between the nearest properties, in excess of 14m to no. 21 Horseshoe Avenue to the north and in excess of 20m to no.39 to the east, the 45 degree rule has been deemed to not be applicable in this instance.

The proposed outbuilding does not include any glazing elements to the side elevations or north facing elevations, with the sole glazing arising from a large glazed patio style doors which face south towards the host dwelling. Thus the proposed development would not result in any loss of privacy, have any overbearing impact or lead to overlooking of neighbouring occupiers.

However it is recommended that a condition be imposed, ensuring that the development remains ancillary to the dwelling and it is not occupied as a separate unit of accommodation. This is because of its substandard size, construction and the proximity to neighbouring dwellings.

Therefore the proposed development would not have any unacceptable impact upon residential amenity in accordance with Local Plan Policy EQ6, The Residential Design Guide SPD and national policy detailed within the NPPF.

The location of the outbuilding does not interfere with the existing vehicle access arrangements and therefore would not give rise to any adverse impacts on highway safety.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof it will not significantly increase run-off from the site. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore in terms of both foul and ground water it is not considered that the proposal will risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle. Although the use of materials would fail to comply with the Councils adopted SPD's, on this occasion due to the fallback position, it is considered that the development should be approved. The development will not result in any adverse impacts upon residential amenity and highway safety. Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Stuart Talbot

Recommendation Date: 27/07/2026

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council