

DELEGATED DECISION REPORT

HPK/2026/0153
Valid 14/04/2026

41 HOPE STREET
GLOSSOP

SINGLE STOREY REAR
EXTENSION AND NEW
WINDOW TO FRONT
ELEVATION AT FIRST FLOOR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design, character and appearance
- Impact upon residential amenity
- Highway Safety and Parking

DESCRIPTION OF SITE

The application site comprises a two-storey end-terrace dwelling situated on the western side of Hope Street, Glossop. The property features a traditional stone front elevation with a low stone boundary wall and a side access passage leading to the rear garden. To the rear, the dwelling includes a single-storey ground floor outrigger and a flat roof dormer extension.

The surrounding area is predominantly residential in character, consisting largely of traditional terraced housing.

The site lies within the defined Built-Up Area Boundary of Glossop and falls within the Old Glossop Conservation Area. It is also subject to an Article 4 Direction, which removes certain permitted development rights and requires planning permission for specified works that would otherwise be permitted development.

PROPOSAL

Planning permission is sought for the demolition of the existing rear outrigger, and erection of a larger single storey rear extension and the installation of a first floor single sash window on the front elevation above the front door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ7 Heritage assets
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

No planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 23/06/2026

Neighbour consultation period ends: 07/05/2026

Press Advert: 21/05/2026

Public Comments

No comment

Town / Parish Comments

No comment

Conservation Officer Summary

The proposed rear extension and additional window will not harm the character or appearance of the conservation area. On this basis there are no heritage objections subject to recommended conditions.

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.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an extension and alterations to an existing residential property that lies within the built up area boundary for Old Glossop, which is identified as a Market Town under Policy S2 of the High Peak Local Plan (2016). The nature of the proposed development is only deemed to be acceptable in principle provided that it would sustain and enhance the conservation

area and other material considerations including 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.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

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.

Planning permission is sought for the demolition of the existing rear outrigger, and erection of a larger single storey rear extension. The submitted plans also show the installation of a single sash window on the front elevation above the front door.

The proposed single-storey rear extension would measure 6.4m in depth, 5m in width and 3.3m in height. It would be constructed using materials to match the existing dwellinghouse, which can be secured by condition. The roof would incorporate two large rooflights and, following the Conservation Officer's recommendation, these should be of a traditional conservation style design and installed flush with the roof plane. This requirement can also be secured through a condition should planning permission be granted.

The original dwelling has a depth of approximately 9.2m. Whilst the proposed extension, at 6.4m in depth, exceeds 50% of the depth of the original dwelling, Policy requires extensions to remain subordinate to the host property. Ordinarily, this would be achieved through an extension that is noticeably smaller in terms of its depth, width and height, thereby appearing secondary to the original dwelling.

In considering the proposal within its wider context, it is noted that the adjoining property features a rear extension with an approximate depth of 6.5m, although no relevant planning history could be located for this development. The proposed extension would have very limited visibility from the public realm. Only a small section of the side elevation may be visible through the gap between Nos. 41 and 43 Hope Street.

Although the extension is larger than would normally be considered acceptable under the Council's design guidance, the use of matching materials, together with its limited visibility within the street scene, leads to the conclusion that the proposal would not result in harm to the character or appearance of the host dwelling or the

Conservation Area. As such, the rear extension is considered acceptable in design terms.

The proposal also includes the installation of an additional window within the front elevation. The window would be of a size, proportion and design that reflects those of the existing dwelling. Whilst the additional opening would alter the regular fenestration pattern existing, there are examples elsewhere along Hope Street of similarly varied first-floor window arrangements, particularly within Nos. 23-35. Consequently, the proposed window is considered to have no adverse impact on the character and appearance of both the host dwelling and the Conservation Area, subject to the recommended conditions. Overall the proposed extension and new window would sustain the importance of the heritage asset.

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.

No. 39 Hope Street is the adjoining residential property located to the east of the application site. This property benefits from a substantial single-storey rear extension, although no planning permission for this has been identified. The proposed rear extension would not project beyond the rear building line of No. 39 and would broadly align with the existing extension. As such, it is not considered that the proposal would result in any harmful loss of light, overshadowing, or overbearing impact on the occupiers of this neighbouring property.

No. 43 Hope Street lies to the west of the application site. The property contains a sizeable stone outbuilding within the rear garden. Due to the existing relationship between the two properties, the application dwelling already encroaches upon the 45-degree line taken from the rear-facing door and window serving No. 43. However, there is a degree of separation (4m) between the properties which helps to mitigate any potential impacts. In addition, a stone boundary wall and established dense shrubbery along the shared boundary provide a high level of screening. Whilst the proposed rear extension would face towards the stone outbuilding associated with No. 43, and the absence of any windows the side elevation, it is not considered that it would adversely affect the private amenity space or habitable rooms serving that property. Moreover, the extension would be positioned to the east of this neighbour, and whilst the extension would breach the 45 degree line, any loss of light would be in the morning, with the afternoon and evening unaffected. Taking into consideration all of these factors, the proposal would therefore not give rise to unacceptable impacts in terms of loss of light, outlook, privacy, or overbearing effect.

Properties to the rear in Mossy Lea, would be positioned 22m from the rear elevation of the extension and therefore meet the Councils 21m privacy distance, specified in the adopted Residential Design Guide 2005.

No neighbouring objections have been received in respect of the application. Having regard to the scale, siting and relationship of the proposed development to surrounding properties, it is considered that the proposal would maintain an acceptable level of residential amenity for neighbouring occupiers and would comply with the relevant policies of the Development Plan

Highway Safety

Parking arrangements will not change at the property. There has been no objection for the highways authority.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable principle, would be of an acceptable design and will not result in any adverse impacts upon visual or residential amenity. The proposals are in accordance with the relevant policies of the High Peak Local Plan, Supplementary Planning Documents and the National Planning Policy Framework. Therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 10/08/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council