

DELEGATED DECISION REPORT

HPK/2026/0135
Valid 30/03/2026

YEW TREE COTTAGE
UNNAMED ROAD FROM
STUBBINS LANE TO TITHE
BARN FARM
CHINLEY

APPLICATION FOR THE
VARIATION OF CONDITIONS 2
AND 3 IN RELATION TO
APPLICATION HPK/2025/0500

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The application site relates to Yew Tree Cottage, a large, detached stone-built dwelling located in Chinley. The site is located within the Green Belt and designated countryside land. The property is served by a crushed limestone driveway providing access from the unnamed road to the south. Within the large forecourt area stands a detached garage.

PROPOSAL

This application has been submitted under Section 73 of the Town and Country Planning Act 1990 and seeks the variation of Conditions 2 and 3 which was attached to the Decision Notice issued under HPK/2025/0500. Condition 2 sets out the list of approved plans for which the development has to comply with in order to be lawfully implemented and condition 3 specifies the development should of comprise coursed limestone with lime mortar pointing to the elevations and slate roof tiles.

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 3 Rural Development
EQ 4 Green Belt Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 4 – Decision-making
Chapter 12 – Achieving well-designed places
Chapter 13 – Protecting Green belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2025/0500 - Demolition of existing concrete/asbestos garage. Construction of a new stone/slate garage/workshop – Approved

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

No comment

Town / Parish Comments

Gritstone is more common as a building material in this area, and it would also be a closer match with the existing house.

Derbyshire County Council Highways

N/A

OFFICER COMMENTS

Principle of Development

The principle of development has already been accepted by the grant of planning consent HPK/2025/0500. Therefore this application does not present the opportunity to revisit that principle. However it is necessary to consider the proposed changes to the approved plans, which are discussed below.

Design

LP Policy EQ2 seeks to resist development which would harm or be detrimental to the character of the local and wider landscape and will seek 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.

LP Policy EQ3 refers to rural development proposals which lie outside of the defined built-up area boundaries and seeks to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness.

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.

High Peak Design Guide (2018) paragraph 5.10 states, garages need to be designed and built in sympathy with the properties they serve. Materials and roof pitch should generally match those of the parent building. If attached to the building, the new garage should be clearly subordinate. A separate garage building is however often the better solution particularly where more than one garage is needed.

This application seeks to vary Conditions 2 and 3 of planning permission HPK/2025/0500. The originally approved Design and Access Statement (1367 – December 2025, Version 2) approved under condition 2 would be superseded by an updated document (1367 – March 2026, Version 3). Condition 3 specified that limestone should be used in the elevations of the garage.

The revised Design and Access Statement confirms that the approved garage would be constructed in gritstone rather than limestone. This change is considered to better reflect the prevailing local materials and is more appropriate to the character of the area. Therefore condition 2 would be amended to refer to the updated Design and Access Statement, whereas condition 3 would be amended to refer to gritstone.

As such, the proposal is considered to accord with the design principles set out in Local Plan Policies EQ2, EQ3 and EQ6 and is consistent with the guidance contained within the High Peak Design Guide.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed variation to conditions 2 and 3 of planning application HPK/2025/0500 is considered to be acceptable.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 13/08/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council