

DELEGATED DECISION REPORT

HPK/2026/0244
Valid 16/06/2026

7 DOVEDALE COURT
GLOSSOP

RETROSPECTIVE
APPLICATION FOR
RETENTION OF REAR
CONSERVATORY

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Character & Appearance
- Residential amenity
- Highway safety.

DESCRIPTION OF SITE

The application site relates to no.7 Dovedale Court, a two storey link detached dwellinghouse located on a corner plot at the junction of Dovedale court and Hillwood drive. The immediate area is predominantly residential in character and comprises of dwelling of a similar architectural style. The site is located within the built-up area boundary of Glossop and is not subject to any heritage constraints.

PROPOSAL

Retrospective planning consent is sought for the erection of a rear conservatory.

According to the planning application form the conservatory was erected in 2014, and therefore, due to the passage of time, is likely to compromise lawful development.

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
CF 6 Accessibility and Transport

National Planning Policy Framework

Chapter 12 - Achieving Well Designed

Supplementary Planning Documents

Residential Design Guide SPD (2005)
Design Guide SPD (2018)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 31/07/2026
Neighbour consultation period ends: 20/07/2026
Press Advert: N/A

Public Comments

No comment

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.

Tree Officer

No objection

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an extension to an existing residential property that lies within the built up area boundary for Glossop, which is identified as a Market Town under Policy S2 of the High Peak Local Plan (2016). The site is not constrained by any sensitive statutory designations and 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.

Retrospective planning permission is sought for the erection of a rear conservatory. The extension measures 3.4m in height and 2.4m in depth. The conservatory is constructed on a brick plinth with extensive glazing and uPVC framing, which is typical of this form of development.

The extension is not visible from Partington Court or Hillwood Drive due to the presence of boundary fencing and mature trees surrounding the site. Consequently, the development does not alter the character or appearance of the street scene.

The conservatory is modest in scale and remains a clearly subordinate addition to the original dwelling. Furthermore, it is constructed using appropriate materials that are in keeping with the host property.

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. As a guide a distance of 21 metres between habitable room windows of adjacent properties will provide an acceptable level of amenity.

No. 6 Dovedale Court is the neighbouring property located to the north of the application site. A substantial hedge forms the boundary between the two properties, which effectively screens the proposed rear conservatory from view. As a result, the development is not considered to result in any adverse visual impact on this neighbouring occupier. To the rear are a small block of flats, positioned 12m from the extension, however the mature hedges around the property prevent any overlooking to these 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 at the property would remain unchanged and no objections have been raised by the highway authority.

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, 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: 17/08/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council