

DELEGATED DECISION REPORT

HPK/2026/0197
Valid 26/05/2026

15 COTTAGE LANE
GAMESLEY
GLOSSOP

FIRST FLOOR EXTENSION TO
REAR ABOVE EXISTING
KITCHEN.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site comprises No.15 Cottage Lane, a two storey semi detached residential dwelling; and its associated curtilage which comprises a small front amenity space made up of a hard standing, and a small rear garden which contains an ancillary garden shed.

The front of the property faces eastwards on to a layby off Cottage Lane and is characterised by external walls constructed of a natural gritstone with fenestration comprising an entrance door with a single window at ground and first floor level finished in a white UPVC.

The neighbouring property to the south No.13 Cottage Lane, has a front elevation of a similar scale and external appearance, the difference being that the fenestration is finished in a light brown UPVC.

The rear of the property is of a poor visual quality and is dominated by an unsympathetic flat roof single storey extension, finished in render similar to the rear of the main dwelling. No previous planning history exists and therefore it is reasonable to assume that this may have been implemented under permitted development legislation of its time.

The neighbouring properties are separated by a timber fence of approximately 1.5m in height.

There are no heritage constraints on this property.

PROPOSAL

The application seeks consent for a first-floor rear extension above the existing flat roof extension to accommodate an additional bedroom.

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

Section 4 - Achieving sustainable development

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- HPK/2018/0062 - First floor rear extension, rear porch/conservatory and replacement of front windows – Approved 2018

CONSULTATIONS

Publicity

Site Notice expiry date: 30/07/2026
Neighbour consultation period ends: 16/06/2026
Press Advert: N/A

Public Comments

No comment

Town / Parish 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.

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.

Planning permission is sought for the erection of a first floor rear extension above the existing flat-roofed single storey rear extension. During the process of the application, the proposed roof design was amended from a flat roof to a pitched roof in order to better reflect the Council's adopted design guidance and to achieve a more sympathetic relationship with the host dwelling.

The proposed extension would measure 3m in depth and 3m in width and would be positioned directly above the existing single storey rear extension. The extension would feature a pitched roof with a rooflight on the rear roof slope and would be finished in render and roof tiles to match the existing dwelling. A condition requiring the use of matching external materials would be attached to any permission granted.

Along the row of neighbouring terrace properties, some two storey rear extension can be found however of a slightly different design. Whilst the roof form would differ from that of the adjoining properties, it is noted that the neighbouring dwellings have a different roof configuration and building form. Consequently, a direct replication of the adjoining roof slope would not be practical. In this context, the proposed roof has been designed to respond to the host dwelling's particular proportions and existing roof arrangement, ensuring that the extension appears as a well-integrated addition to the property. The proposed rear extension is not located in a prominent position on the street scene thereby leaving the street scene unchanged.

Furthermore, the Council previously granted planning permission for a comparable first floor rear extension at the application property in 2018 under application number HPK/2018/0062 and is still considered acceptable under the same council policies .

Overall, the proposal is considered to represent an appropriate form of development that respects the character and appearance of the existing dwelling and surrounding area. As such, it is considered to accord with the design principles set out in Policy EQ6 of the High Peak Local Plan.

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.

17 Cottage Lane, the attached neighbouring property to the north of the application site, would not be adversely affected by the proposed development. The first floor rear extension would not project beyond the rear wall of this neighbour and would remain lower in height. As such, this neighbour would remain unaffected by the extension.

13 Cottage Lane, the attached neighbouring property to the south, would also retain an acceptable level of residential amenity. The proposed extension would be set away from the shared boundary with this property and, as a result, would not breach the 45-degree guideline when assessed from the nearest habitable room window. The separation and positioning of the extension ensure that any impact on daylight, outlook and sense of enclosure would remain limited and acceptable.

Having regard to the scale, siting and design of the proposed extension, it is considered to maintain an acceptable relationship with both neighbouring properties and would not result in any significant harm to the residential amenity of adjoining occupiers. Consequently, the proposal accords with the relevant amenity and design policies of the Development Plan.

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 and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Although the proposal involves the creation of a new bedroom, on street parking is provided on Cottage lane and Riber Bank. Derbyshire County Council highways have raised no objections to the development and as such there are not considered to be any adverse impacts upon highway safety as a result of the proposed development.

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: 24/08/2026

X



Signed by: Jane Curley

On behalf of High Peak Borough Council