

DELEGATED DECISION REPORT

HPK/2026/0240
Valid 18/06/2026

9 WARHURST FOLD
HADFIELD
GLOSSOP

SINGLE STOREY
EXTENSIONS TO FRONT AND
REAR OF PROPERTY, AND
CONVERSION OF WORKSHOP
TO HABITABLE
ACCOMMODATION

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site refers to a detached property located off Warhurst Fold within the defined settlement area of Hadfield.

The site as existing comprises twin outriggers forming part of an old barn area to the north west facing elevation. The outrigger facing south currently comprises an area used as an informal workshop / garage area.

The surrounding area is residential in nature and characterised by a mix of housing types, from terraced properties to semi and detached dwellings.

PROPOSAL

The application seeks full planning consent for two extensions, to the front and to the rear of the host dwelling further to the conversion of an existing workshop area to a habitable room.

The proposed front extension would have a width of 6m and would extend 2.6m from the existing front elevation of the dwelling. The proposed front extension would measure 2.2m to the eaves and would have a maximum height of 3.2m.

The proposed rear extension is to measure 4m in width and would have a depth of 2.5m. The proposals would have a maximum height of 3m to the ridge and would measure 2.3m to the eaves.

The proposed extensions would both utilise mono-pitch lean to roof style pitches and are to utilise coursed stonework to match that of the existing dwelling.

The existing outrigger being used as an informal workshop and garage storage area is to be converted into part of the living area of the dwelling, these changes are internal and therefore do not explicitly require planning consent.

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

Supplementary Planning Documents

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

National Planning Policy Framework

Chapter 4 - Achieving Sustainable Development
Chapter 14 - Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS – N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 20/08/2026
Neighbour consultation period ends: 13/07/2026
Press Advert: N/A

Public Comments

No public comments received.

Town / Parish Comments

No comments received.

Derbyshire County Council Highways

The application proposes front and rear single storey extensions and the conversion of the existing workshop to habitable accommodation to include an additional bedroom at the property.

The submitted plans do not include details of any existing or proposed parking spaces, although the application form states that the proposed works will not affect existing parking arrangements. As the application includes the creation of an additional bedroom and the front extension protrudes onto potential parking space, the applicant should confirm the total number of bedrooms at the property following the conversion and submit a plan showing existing and proposed parking and manoeuvring space at the site.

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 Hadfield, which is identified as a Larger Village under 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.

Whilst projecting front extensions are not normally appropriate, owing to the site layout and context of the street scene the proposed rear extension would not be visible from the public highway and the front extension element would have very limited visibility from any public viewpoints owing to the sight lines from Warhurst Fold. As such the proposals are deemed to not have any detrimental impacts upon the character of the street scene and would not appear out of keeping with the locality.

The proposed rear extension element would create a modest addition to the rear of the property which applied for separately would likely constitute permitted development owing to its small scale. The proposed extension would be subservient and subordinate to the main dwelling and is not judged to have any adverse impacts upon its character.

The proposed front extension is to be sited in front of the existing outrigger, which is to be converted to create a new downstairs bedroom area, with the front extension

itself to comprise an orangery / conservatory style extension. The proposed extension would not extend beyond the existing outrigger to the side of the property and would be lower in height with the ridge of the proposed extension being level with the eaves of the existing outrigger. Due to its design the proposed garden room element would still create a subservient addition to the property despite extending forward of the principal elevation. It is judged that the proposed garden room element has been designed sensitively to create a harmonious addition which would not result in any unacceptable impacts upon visual amenity and the character of the property itself.

Therefore the proposed development is deemed to not have any detrimental impacts with regards to its design and the character of the street scene in accordance with Local Plan Policy EQ6. The Design Guide SPD and national policy detailed in 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 site context the proposed front and rear extensions would be in excess of 15m to any of the nearest neighbouring occupiers and as such the 45 degree rule would not be applicable in this instance. Thus, the proposed extensions would not lead to any overshadowing nor would they appear as an overbearing addition upon neighbouring occupiers.

The proposals are of a single storey only and would not have any direct sight lines towards existing residential properties, as such the proposed extensions are not judged to lead to any loss of privacy or result in overlooking.

The proposed extension elements have been assessed to not have any unacceptable impacts with regards to residential amenity and therefore comply with local plan policy EQ6, the Residential Design Guide SPD as well as national policy contained within the NPPF.

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.

The proposed development would increase the bedroom provision from two to three. Appendix 1 of the High Peak Local Plan parking standards states the dwellings with 3 or more bedrooms should provide 2 off road car parking spaces.

Derbyshire County Council Highways requested that the application be deferred until a site plan to show the number of off-street parking spaces and confirm the number of bedrooms at the site be received.

A revised site plan has been submitted in support of this application which shows the location for the parking of vehicles and demonstrates that the site can easily accommodate the parking of two off street vehicles.

Therefore the proposed development has been assessed to not lead to any highway safety impacts and would not cause an increase in on-street parking. Consequently the proposed works comply with Local Plan Policy CF6 and Appendix 1 of the High Peak Local Plan.

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: Stuart Talbot

Recommendation Date: 26/08/2026

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council