

DELEGATED DECISION REPORT

HPK/2026/0203
Valid 20/05/2026

10 JORDAN STREET
GLOSSOP

SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site comprises a two-storey semi-detached dwelling located on Jordan Street, Glossop. The property features a long rear garden and limited on-street parking to the front. It has been previously extended by way of a two-storey, flat-roofed rear extension. The surrounding area is residential in nature and characterised by predominantly terraced and semi-detached.

The property is located within the built-up area boundary of Glossop and there are no heritage constraints on this site.

PROPOSAL

Planning permission is sought for the erection of a single storey rear extension.

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

Supplementary Planning Documents

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

National Planning Policy Framework (2026)

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/6721 - Two Storey Extension To Form Bedroom And Dining Kitchen,
Approved 1988

CONSULTATIONS

Publicity

Site Notice expiry date: 23/06/2026
Neighbour consultation period ends: 11/09/2026
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. 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.

The application seeks planning permission for the erection of a single storey rear extension measuring 3m in depth and 2.8m. The proposed materials, would match the existing property and can be secured by condition should permission be granted.

The dwelling house has previously been extended by way of a two-storey flat roof rear extension, which is considered to be a substantial addition to the original dwelling. The attached neighbouring property to the north displays a similar form of flat roof extension. Although the proposed single-storey rear extension would further increase the built form of the property, representing substantial enlargement of the dwelling and it perpetuates a flat roof design, given the context in which it will be seen it would be difficult to argue that it is out of keeping in form and scale. The proposed extension would be positioned to the rear of the dwelling, out of public view, thereby leaving the street scene unchanged.

As such and for these reasons in this case the proposal is considered to represent an acceptable form of development.

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.

No. 12 Jordan Street is the adjoining property located to the north of the application site. The rear elevation contains a door and a window positioned close to the shared boundary. The proposed single-storey rear extension would be set approximately 1.2 metres from the boundary and would not breach the 45-degree line when assessed from the nearest rear elevation window, which is understood to serve a kitchen. Accordingly, the proposal is not considered to result in any unacceptable loss of light or outlook, and the extension would maintain an acceptable relationship with No. 12 Jordan Street.

No. 8 Jordan Street is the neighbouring property located to the south of the application site. This property benefits from a substantial single-storey rear extension. The proposed extension would not project beyond the rear building line of this neighbouring extension and, as such, would not give rise to any significant impacts upon the amenity of the occupants of No. 8 Jordan Street.

No objections have been received from neighbouring occupiers. It is considered that the proposed single-storey rear extension would not result in any unacceptable impacts on residential amenity and would maintain an acceptable relationship with neighbouring dwellings, in accordance with High Peak Local Plan Policy EQ6.

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 neighbouring

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: 28/08/2026

X 

Signed by: Jane Curley

On behalf of High Peak Borough Council