

DELEGATED DECISION REPORT

HPK/2026/0219 Valid 05/06/2026	192 LOW LEIGHTON ROAD NEW MILLS	SINGLE STOREY SIDE/REAR EXTENSION AND RENDER ADDITION
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(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Design
- Neighbouring amenity

DESCRIPTION OF SITE

The application site relates to a semi-detached dwelling house located on Low Leighton Road, New Mills. The property benefits from an existing single storey rear extension, a moderate rear garden and an existing rear storage shed which is joined to the attached neighbour.

The property is located within the central built up area boundary of New Mills and There are no heritage constraints on this site.

PROPOSAL

Planning permission is sought for the erection of a single storey side/rear extension and the re-rendering of the side elevation of the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement hierarchy
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

Section 4 - Achieving sustainable development

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/1472 - Vehicular Access For Parking Cars – Refused

CONSULTATIONS

Publicity

Site Notice expiry date: 01-09-2026

Neighbour consultation period ends: 30-06-2026

Press Advert: N/A

Public Comments

By the end of the consultation period one neighbouring objection was received. The objections can be summarised as follows:

Concerns were raised that insufficient information has been submitted regarding the relationship between the extension, the shared boundary, and the existing drystone wall. The neighbour considers that the proximity of the development could risk damage to the wall during excavation and construction works. Concerns are also raised regarding the scale and roof design creating an overbearing impact, loss of openness, effects on outlook and daylight, ground level and excavation impacts, and the potential amenity effects of a relocated boiler flue.

Town / Parish Comments

No objection

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for an extension to an existing commercial property that lies within the built up area boundary for New Mills, which is identified as a Market Town under Policy S2 of the High Peak Local Plan (2016). There are no 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 single-storey side and rear extension. During the course of the application, amended plans were submitted following the recommendation of the case officer to reduce the depth of the extension in order to protect the amenity of neighbouring occupiers.

The proposed extension would project from the side of the dwelling and extend to the rear, positioned at its closest point 0.73m to the shared boundary with No. 190 Low Leighton Road. The side element would be set back from the principal elevation by 1.2 metres and features a pitched roof with four rooflights. The rear extension would reflect the design of the existing extension however, due to its position to the rear, would not be readily visible from public view and therefore would not adversely affect the character of the street scene. External materials would comprise brick and render to match the existing dwellinghouse. Matching materials can be secured by condition should planning permission be granted.

Additional works include the re-rendering of the existing side gable elevation, the installation of a gas meter box on the side elevation of the extension, and the extension of the soil vent pipe which are considered minor and acceptable alterations to the dwelling.

Overall, the proposed development would remain subordinate to the host dwelling and appear as a sympathetic addition. The visible side element would be appropriately set back from the principal elevation, maintaining a balanced appearance within the street scene. As such, the proposal is considered acceptable in terms of its design, scale and appearance and is therefore in accordance with Local Plan Policy EQ6, the High Peak Design Guide SPD and the relevant design objectives of the National Planning Policy Framework.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

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.

No. 194 Low Leighton Road is the neighbouring property located to the north of the application site. As the proposed extension would be primarily situated along the southern side of the host dwelling, the outlook and residential amenity of No. 194 would remain largely unaffected.

No. 190 Low Leighton Road lies to the south of the application site and comprises a stone-built end-terrace dwelling. Whilst the property has not been significantly extended, a small attached wooden structure is present to the rear. The application site and No. 190 are separated by a stone boundary wall, which an officer site visit confirmed aligns with the northern side elevation of No. 190 and separates the rear gardens. In addition, No. 190 occupies slightly higher ground than the application property, with an approximate separation distance of 3.6 metres between the two dwellings.

The proposed extension would be positioned approximately 0.7 metres from the shared boundary wall at its rear extent, increasing to approximately 1.7 metres towards the front due to the tapered boundary line between the properties. During the course of the application, amended plans were sought to reduce the depth of the rear extension from 4 metres to 3.7 metres in order to avoid breaching the 45-degree line taken from the centre of the rear kitchen window serving No. 190. The proposal includes a small side facing window of which would face directly onto the flank wall of no.190 and would not face into any habitable room windows.

Following these amendments, the proposal is considered to maintain an acceptable relationship with the neighbouring property. The extension would be located to the north of this neighbour, and therefore there would be no loss of sunlight. Given its siting on lower ground, scale and revised depth, the extension would not result in unacceptable overlooking, overshadowing, loss of light or an undue sense of enclosure to the occupiers of No. 190.

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.

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.

Other Matters

Concerns relating to the future maintenance of the shared boundary wall fall outside the scope of planning control. As the proposed extension would not be physically attached to the wall, any matters regarding its upkeep would be civil matters

between the respective landowners. Furthermore, issues relating to excavation, foundations impacts, retaining structures and construction methods are matters that fall within the scope of Building Control and are not material planning considerations. The revised plans submitted during the course of the application clearly identify the separation distance between the proposed extension and the shared boundary, allowing the relationship between the development and neighbouring land to be properly assessed.

The proposed relocation of the boiler within the extension is noted, however, boiler flues are common features of residential development and, based on the information available, there is no evidence to suggest that any associated flue would result in unacceptable impacts on neighbouring residential amenity or cause a detrimental impact on the street scene.

Matters relating to the Party Wall are separate and cannot influence the determination of a planning application. The plans and supporting information submitted by the applicant were sufficient to enable the assessment of the relevant planning considerations and to reach an informed determination of the application.

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.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 08/09/2026

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council