

DELEGATED DECISION REPORT

HPK/2026/0062 Valid 10/02/2026	6 SMALLDALE COTTAGES UNNAMED ROAD FROM SMALLDALE ROAD TO CROSSROADS SMALLDALE	PROPOSED LEAN TO PORCH (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Principle of Development
- Design
- Residential Amenity

DESCRIPTION OF SITE

The application site, No. 6 Smalldale Cottages, is a two storey terrace dwelling located within the small rural settlement of Smalldale, Buxton. The property is a traditional stone-built cottage forming part of an established row of residential dwellings, many of which already benefit from front porches. The site lies within the built up area boundary of Buxton and there are no heritage constraints affecting the site.

PROPOSAL

Planning permission is sought for the erection of a front porch.

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

Section 14: Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/03/2026

Neighbour consultation period ends: 05/03/2026

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 property lies within the built up area boundary of Smalldale which is identified as a Smaller Village in the settlement hierarchy under Local Plan Policy S2, which allows for limited development. The application seeks permission for an extension to an existing property that lies within the built-up area boundary on a site that is not constrained by any sensitive statutory designation. As such the principle of development is supported subject to an assessment of all relevant planning considerations.

Design

Planning permission is sought for the erection of a front porch at 6 Smalldale Cottages, Buxton. The proposed porch would measure 5.2m in width, 2.5m in depth and 2.6m in height. It would be constructed in stone and incorporate a shallow mono-pitched roof with a large rooflight.

Policy DP3 NPPF 2026: Key principles for well-designed places:

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

2.To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:

(g) Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

3. Development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

The surrounding street scene is characterised by traditional two-storey stone built terraced dwellings with dark slate pitched roofs.

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.

Paragraphs 9 - 9.1 of the High Peak Residential Design SPD 2005 state:
Extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.
Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself.

Paragraph 9.5 of the High Peak Residential Design SPD 2005 states:
Porches are rarely a traditional feature on the front of terraced houses and their introduction requires considerable care because of the disturbance to the main elevation of the house and possible intrusion in the street scene. Porches can sometimes hide interesting door surrounds and are often unacceptable in conservation areas and on listed buildings. In most cases the simpler the porch, the better. Usually a gabled form is preferred, although a lean-to roof may be better on post war houses.

Paragraph 5.9 of the High Peak Design Guide SPD 2018 states:
Porches must be appropriate to the property and well designed. They rarely look right on small cottages and often spoil terraced properties. They detract from the basic simplicity of such buildings. In these cases, an internal porch is the better solution.

Both national and local policies, set out that good design should respond positively to the built form of the surrounding environment. The surrounding properties display a somewhat uniform form of development. Whilst there are minor variations in detailing, the dwellings share a broadly uniform appearance in terms of scale, proportions and materials.

Several properties within the area benefit from small entrance porches. These are generally modest structures with narrow footprints and simple pitched roofs that reflect the form and materials of the host dwellings. The porches remain subordinate to the principal elevations and do not dominate the principle elevation of the buildings. Not all of the porches in the area feature windows however those that do have modest window details.



The proposed design is not considered to reflect the character or architectural detailing of the host dwelling or the traditional cottages within the surrounding area. In particular, the extensive horizontal glazing proposed on the front elevation is in stark contrast to the vertical and uniform emphasis of the existing fenestration. Moreover, the overall width and scale of the structure would appear incongruous within the context of the terraces. The development would appear more as an extension to the front elevation, rather than a porch. The footprint of the porch would be substantially larger than those typically found in the locality, extending across more than half of the principal elevation. As a result, the development would appear as a dominant and visually intrusive addition rather than a subordinate entrance feature.

The dwelling occupies a prominent position within the street scene due to the sloping topography of the area. Given its scale, form and design, the proposed porch would be highly visible from public viewpoints and would disrupt the established rhythm and uniformity of the traditional terraced cottages. Consequently, the proposal would cause harm to the character and appearance of the host dwelling and the wider street scene.

For the reasons set out above the proposed porch would be contrary to policy DP3 of the NPPF, Local Plan Policy EQ6, and the guidance contained within the High Peak Residential Design SPD and High Peak Design Guide SPD.

Amenity

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed development would not breach the 45-degree rule in relation to the adjoining properties, No. 8 to the north or No. 4 to the south. No windows are proposed within either of the side elevations.

The proposed porch is not judged to create any unacceptable impacts regarding privacy, loss of light or overlooking. The proposed porch is considered to be compliant with Local Plan Policy EQ6, the Residential Design Guide SPD, and the NPPF, with regards to potential impacts on neighbouring residential amenity.

Highway Safety

The parking arrangements at the site would remain unchanged. The DCC highways have offered no objection to the development.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof, it will not significantly increase run-off from the site and in turn will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

The proposed porch is of an appropriate design and scale which would harm the character of the host dwelling and wider street scene and therefore fails to comply with Policy EQ6 of the High Peak Local Plan and the Adopted Residential Design SPD and Design Guide SPD. It would not result in any adverse impacts on residential amenity.

OFFICER RECOMMENDATION : REFUSE

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