

DELEGATED DECISION REPORT

HPK/2026/0215
Valid 05/06/2026

31B HILL DRIVE
WHALEY BRIDGE

**SINGLE STOREY EXTENSION
TO THE SIDE AND FRONT,
GARAGE CONVERSION AND
INTERNAL ALTERATIONS**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Character & Appearance
- Residential amenity
- Highway safety.

DESCRIPTION OF SITE

The application site relates to 31b Hill Drive a two storey, detached dwelling house, located on Hill Drive, Whaley Bridge. The site is located within the built up area boundary of Whaley Bridge and is not subject to any heritage constraints.

The site benefits from a large raised forecourt of which provides parking for at least 3 cars. The surrounding area is residential in character consisting of primarily detached dwellings of a similar size and form to the application site.

PROPOSAL

Planning permission is sought for the erection of a single storey wraparound extension to the front and side and the conversion of the attached garage to a habitable living space.

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

National Planning Policy Framework 2026

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

Whaley Bridge Neighbourhood Plan 2024

WB-E1 Sustainable Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 31/07/2026

Neighbour consultation period ends: 06/07/2026

Press Advert: N/A

Public Comments

No comments received.

Derbyshire County Council Highways Summary

Whilst the loss of the garage will potentially lead to additional parking space being required to the front of the dwelling, there does appear to be sufficient existing space on the drive and in front of the garage to accommodate the likely parking requirements of the dwelling without the use of the garage.

There would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

OFFICER COMMENTS

Principle of Development

The application seeks full planning permission for domestic extensions and alterations that relates to an existing residential dwellinghouse, are contained entirely within its associate curtilage. The site lies within the built-up area boundary of Whaley Bridge, one of the larger settlements that sits at the summit of the settlement hierarchy under Local Plan (LP) Policy S2, an area which will be the focus for housing and economic growth. As such, the principle of development is acceptable.

Design

Whaley Bridge Neighbourhood Plan (WBNP) Policy WB-E1 contains a number of design principles that should be adhered to in all developments. Such principles include the requirement for development to compliment the townscape character and wider context with regards to scale, height, massing, and roofscape.

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 front and side wrap-around extension and conversion of the integral garage to a living room and utility room. The extension would feature a pitched roof with rooflights and would be constructed using coursed stone and concrete roof tiles to match the existing dwelling. Matching materials will be secured by a condition should planning permission be granted.

The application site is located within an established residential estate characterised by detached dwellings set within generous plots. A number of properties within the street scene feature front-projecting garages along Hill Drive. As such, the proposed front extension, which would replace the existing garage and retain a projecting element to the frontage. This reflects the pattern of development within the area and would not appear out of keeping with the character of the street scene.

The existing projecting garage occupies 3.6m in width of the front elevation of the dwelling house. The proposal will increase this width by 3m, with a wide and fake garage door being retained on the front elevation. The inclusion of a garage door, would ensure that the extension reflects the principle of a garage being located on the front elevation. The proposed extension is limited to a single storey and would remain a subordinate addition to the original dwellinghouse, in accordance with the Council's adopted design guidance and policies. The proposal also includes the replacement of the existing ground floor rear elevation openings, which are considered acceptable in design terms. Given their location on the rear elevation, the alterations would not be visible within the street scene and would therefore have no material impact on the character or appearance of the surrounding area.

Overall it is considered that the development would not harm the character of the host dwelling or wider street scene, in compliance with Policy EQ6 of the Local Plan and the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings to protect 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.

No. 33 Hill Drive is the detached neighbouring property located to the east of the application site. The proposed extension would be situated on the eastern elevation of the property, remaining largely screened from this neighbour. Although the plans show the addition of window in the eastern facing elevation, this would be installed into the wall of the existing garage, and therefore in itself would not require planning permission.

No. 31a is the detached neighbouring property located to the west of the application site. The proposed extension would not result in an unacceptable loss of light or outlook, nor would it appear unduly dominant or overbearing when viewed from this neighbouring property. Furthermore, the proposal would not breach the 45-degree line when assessed from any habitable room windows. No windows, other than roof lights, are proposed in the side elevation facing towards this neighbour.

Overall, the proposed development is considered to maintain an acceptable relationship with neighbouring properties and would not result in any significant adverse impacts upon the residential amenity of adjoining occupiers.

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 parking arrangements at the property would remain unchanged, other than the loss of the integral garage. The proposal does not include the creation of any additional bedrooms and, as such, there is no requirement for additional off-street parking provision. Moreover to the front of the dwelling is a large hardstanding which can easily accommodate at least three off road parking spaces.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in principle and would be of an acceptable design and will not result in an unacceptable level of impact upon residential amenity. The proposals are in accordance with the Policy EQ6 of the High Peak Local Plan, Policy WB-E1 of the Neighbourhood 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: 17-09-2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council