

DELEGATED DECISION REPORT

HPK/2026/0295
Valid 27/07/2026

32 WOODHEAD ROAD
GLOSSOP

PROPOSED SINGLE STOREY
SIDE EXTENSION TO
REPLACE EXISTING SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, character and appearance
- Impact upon residential amenity

DESCRIPTION OF SITE

The application site refers to a two storey semi-detached dwelling located on Woodhead Road within the defined settlement boundary of Glossop. The site features red brick facing elevations and a projecting canopy across the front elevation of the property linked across the wider semi-detached pair. Additionally, the site is also afforded a modest single storey side extension with a lean-to roof arrangement.

The surrounding area is residential in nature and predominantly comprises two storey semi-detached dwelling similar in scale and appearance to the application site.

PROPOSAL

The application seeks full planning permission for the removal of an existing extension and its replacement with a new larger single storey side extension.

The proposed extension would have a depth of 4.3m and would project 2m from the existing side elevation of the dwelling. The extension would retain a similar lean-to roof arrangement as per the existing side extension and would measure 2.5m in height to the eaves with a maximum height of 3.5m. The proposed extension would also include a direct stepped access from the rear of the proposed extension.

The submitted application form states that the proposed extension is to utilise red brick and natural slate to match 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

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/3728: Two storey extension (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 09/09/2026
Neighbour consultation period ends: 19/08/2026
Press Advert: N/A

Public Comments

No public comments received.

Town / Parish Comments

N/A

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 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 proposals comprise a modest side extension which is to be set back approximately 0.8m from the principle elevation of the dwelling. As a result owing to the notable set back and compact scale of the proposed extension, the development is judged to be subordinate and subservient to the character of the main dwelling. The proposals use of red brick is appropriate as it would match the facing elevations of the host property and therefore combined with the pitched roof arrangement is deemed to create a harmonious addition to the existing property.

The proposals would be visible within the street scene owing to its relationship with Woodhead Road. Nonetheless, the development would replace an existing white timber boarded conservatory style extension with the new extension using brick to match the existing dwelling the proposed extension is therefore considered to be more in keeping with the established character of Woodhead Road than the existing arrangement. Consequently, the proposed development would not appear out of keeping within the surrounding area and would have no harm upon the character of the street scene.

The proposed development has been assessed to be acceptable with regards to its design, would not have any detrimental impacts upon visual amenity and would be in keeping with the locality in accordance with LP Policy EQ6, the Design Guide SPD and national policy contained within 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.

The proposed extension would not project beyond the principle or rear elevations of the host property and therefore the development would not lead to any breach of the 45 degree rule and thus would not have any adverse impacts with regards to overshadowing and would not create an overbearing addition upon the neighbouring occupiers.

The proposals do include a window the south facing elevation looking towards the neighbouring property of no.30 Woodhead Road. Nonetheless the existing extension feature a greater proportion of glazing facing towards no.30 by virtue of its conservatory-like appearance and construction. Therefore, the proposed development is not judged to lead to any greater overlooking of no.30 than the existing arrangement and would likely offer less opportunities for overlooking to the amenity areas of the neighbouring property than the current arrangement. Although the plans show a new sets of steps to the rear, providing access to the rear garden, the landing area at the top of the steps is limited, and therefore would not provide the opportunity to dwell and overlook the neighbour.

There are no properties to the rear of the site and the extension is of a single storey and does not project beyond the rear elevation. Consequently, the proposed development is not judged to have any unacceptable impacts regarding overlooking or result in any loss of privacy.

The proposed development has been assessed to be acceptable with regards to neighbouring residential amenity in accordance with LP policy EQ6, the residential design guide SPD and national policy contained within the NPPF.

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: 21/09/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council