

APPENDICES

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PLANNING COMMITTEE UPDATES

25/00897/OUT - send a note to the planning officer objecting to the moving of the disabled parking space to within the development making the walk a significant one for someone who is disabled and echo the MCA & LHA documents in our own words	Planning	16.02.2026	20.02.2026	Clerk	Completed 18.02.2026
26/00071/FUL - write with 'no objection' noting the changes to the balcony and use of materials more suited to the locality	Planning	16.02.2026	20.02.2026	Clerk	Completed 18.02.2026
26/00014/FUL - to object to the application on the grounds of the 3 neighbour objections are reasonable. A reduction in windows on the west elevation may negate those objections.	Planning	16.02.2026	20.02.2026	Clerk	Completed 18.02.2026
26/00039/AGR - to reply with 'No objection after due consideration'	Planning	16.02.2026	20.02.2026	Clerk	Completed 18.02.2026

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26/00350/FUL



Matlock Town Council
Imperial Rooms
4 Imperial Road
Matlock
Derbyshire
DE4 3NL

Please ask for:
Direct Dial No

JEB Planning
01629 761336

My Ref.
E-mail

26/00350/FUL
planning@derbyshiredales.gov.uk

30 March 2026

Dear Sir/Madam,

REFERENCE NO : 26/00350/FUL
APPLICANT : Mr A Dooley
DEVELOPMENT : Removal of conservatory and replace with single storey extension to rear, rendering of walls and replacement of windows
LOCATION : 1 Bentley Close Matlock Derbyshire DE4 3GF

I am writing to notify you that the District Council have received an application for the development set out above. If you have any comments to make on this proposal will you please let me know, in writing before **20 April 2026**. It would be helpful to quote the above planning reference number on any correspondence.

The application and accompanying plans may be inspected online at www.derbyshiredales.gov.uk/PublicAccess.

If you wish to discuss the proposal with the case officer please contact **JEB Planning** on **01629 761336**.

Note: Representations submitted may be disclosed to the applicant and will be available for public inspection, with copies made available if requested, in accordance with the Local Government (Access to Information) Act 1985.

When made, the decision will be published on Council's website: www.derbyshiredales.gov.uk/PublicAccess

Yours faithfully

Chris Dale

Development Manager

**Proposed removal of conservatory and provision of a rear extension to dwelling,
rendering of walls and replacement of windows
at 1 Bentley Close, Matlock**

Design and Access Statement

Site and Surroundings

The property is a detached, two-storey house on the north-west side of Bentley Close at its junction with Gritstone Road.

To the rear is open agricultural land. On the north-east side, and on the opposite side of Bentley Close and Gritstone Road, are two-storey, detached houses.

The Proposed Development

The proposal requires planning permission, only because it involves the partial rendering of the existing brickwork, and the rendering of the walls of the proposed extension, with an off-white render. The proposal would otherwise fall within the permitted development limits as set out in Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposed rear extension will replace an existing conservatory. It would extend across the width of the existing dwelling and have a "lean-to" roof, with tiles to match the existing.

Design, Scale and Landscaping

The existing brickwork is in poor condition and is extensively spalled. It is therefore intended apply an off-white render to the brickwork, but the exterior chimney and the forward projecting porch/garage would be retained with the existing brick and stonework.

The colour of the render would match that used extensively on other houses in the locality.

The existing brown, uPVC windows will be replaced with similar windows in a grey colour.

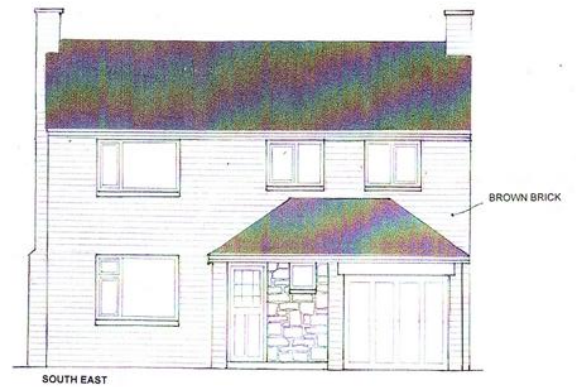
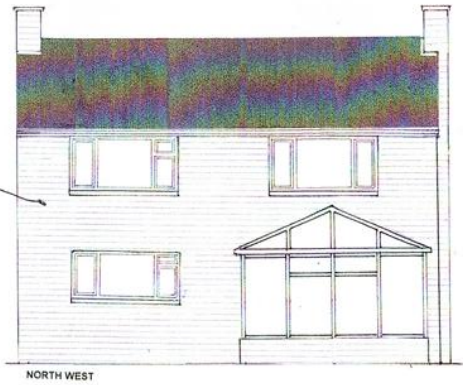
No new landscaping is considered to be necessary to support this proposal.

Access

No issues of access or accessibility arise.

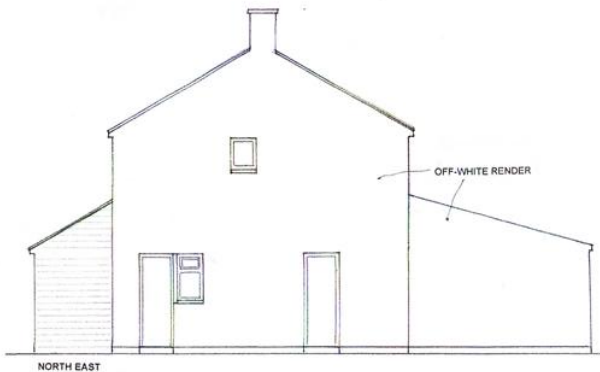
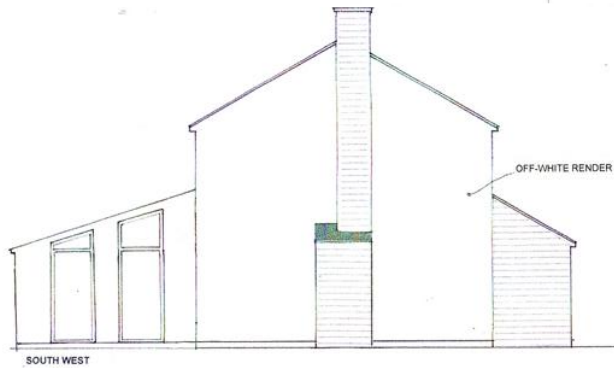
A. R. Yarwood, DipTP, MRTPI

March 2026



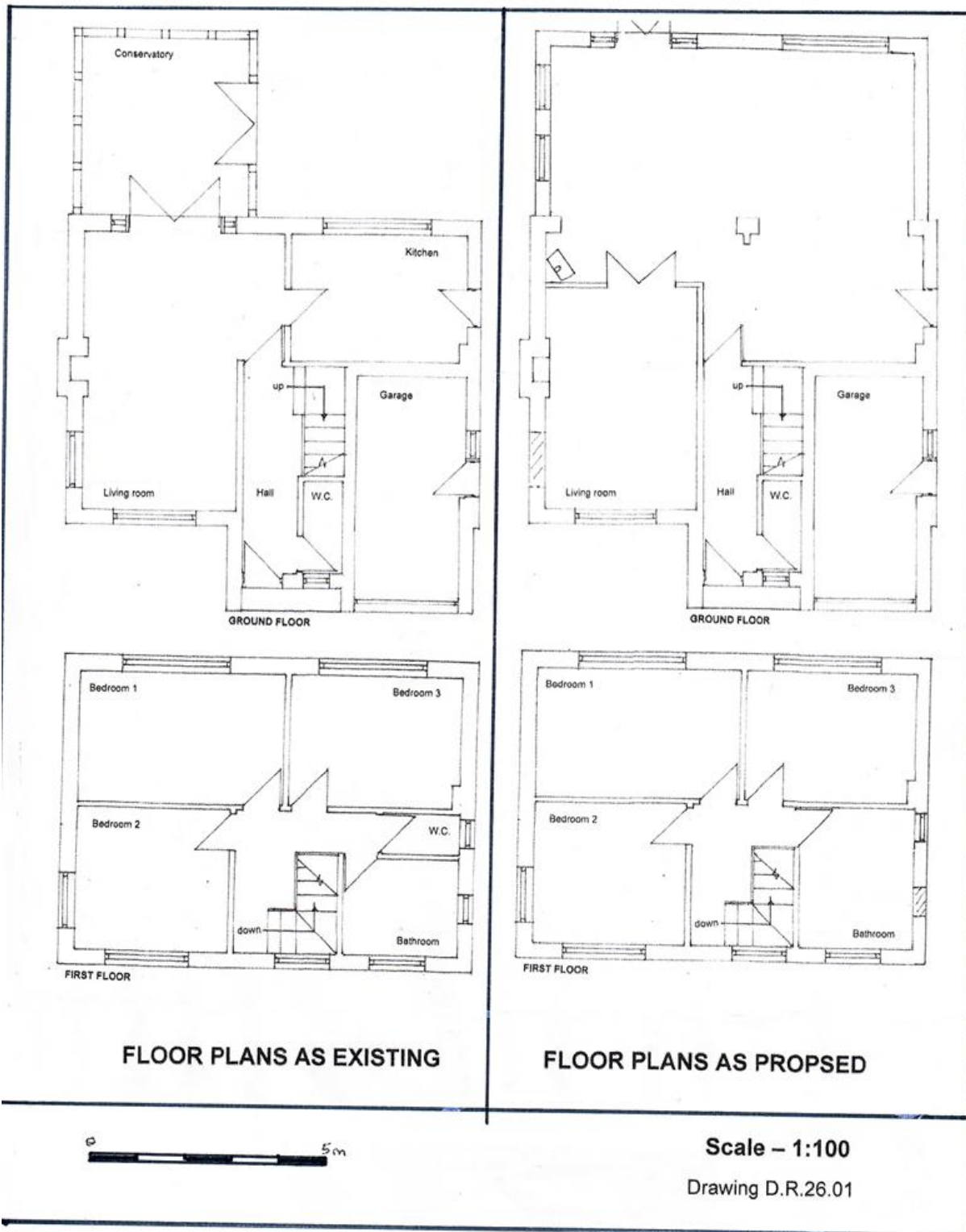
ELEVATIONS AS EXISTING Scale – 1:100

Drawing D.R.26.02



ELEVATIONS AS PROPOSED Scale – 1:100

Drawing D R 26 04



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26/00360/FUL



Matlock Town Council
Imperial Rooms
4 Imperial Road
Matlock
Derbyshire
DE4 3NL

Please ask for:
Direct Dial No

JEB Planning
01629 761336

My Ref.
E-mail

26/00360/FUL
planning@derbyshiredales.gov.uk

30 March 2026

Dear Sir/Madam,

REFERENCE NO : 26/00360/FUL
APPLICANT : Ms Lorna Cross
DEVELOPMENT : Erection of timber fence to front boundary and landscaping works
LOCATION : Riber Nest Cottage Cross Lane Starkholmes Matlock Derbyshire

I am writing to notify you that the District Council have received an application for the development set out above. If you have any comments to make on this proposal will you please let me know, in writing before **20 April 2026**. It would be helpful to quote the above planning reference number on any correspondence.

The application and accompanying plans may be inspected online at www.derbyshiredales.gov.uk/PublicAccess.

If you wish to discuss the proposal with the case officer please contact **JEB Planning** on **01629 761336**.

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Yours faithfully

Chris Dale

Development Manager

APPENDICES PLANNING COMMITTEE 13.04.2026

3. Description of Proposed Works

Please describe the proposed works:

The proposed gardening works comprises the resurfacing of existing concrete walkways and steps using natural stone slabs, as shown in the attachment. These works are intended to enhance the appearance and usability of the existing access areas.

Within the rear garden, it is proposed to undertake minor levelling of the existing grassed area using a rake, followed by reseeded to establish an improved lawn. These works are modest in nature and will not result in any significant change to ground levels or the character of the site.

To the front boundary, it is proposed to install a horizontal slatted timber fence to provide modest privacy to the dwelling. The design, scale, and materials of the fence (less than 1.7 meters in height) have been selected to ensure a simple and appropriate appearance in keeping with the character of the site.

The proposed works are very limited in scale, relate appropriately to the residential use of the property, and will not give rise to any adverse impacts on the visual amenity of the surrounding area and there are no direct residential neighbouring properties.

Has the work already started? ☒ Yes ☐ No

If Yes, please state when the work was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

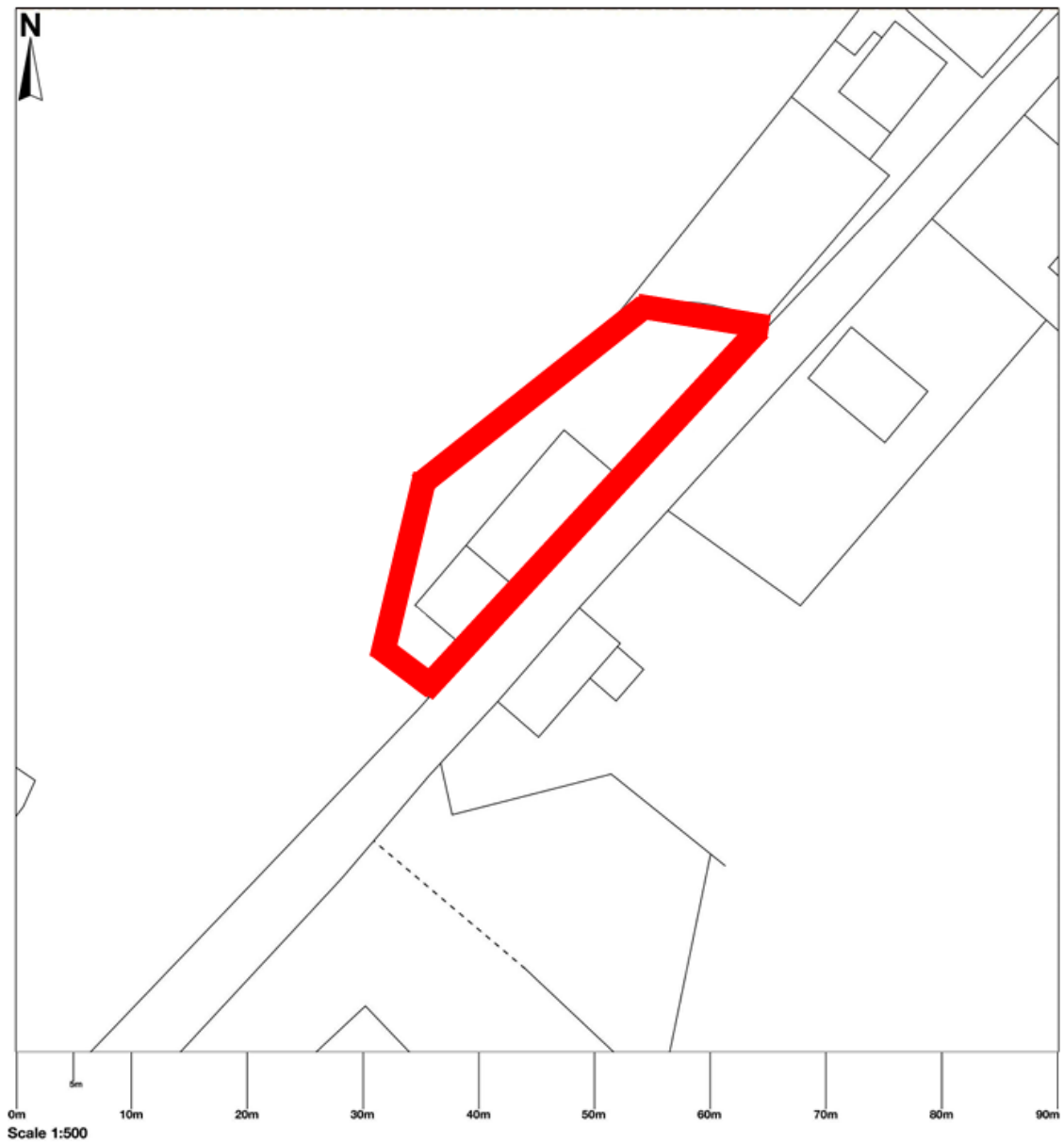
If Yes, please state when the work was completed (DD/MM/YYYY): (date must be pre-application submission)

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)		Installing a horizontal slatted timber fencing to provide modest privacy less than 1.7m high	☐	☐
Vehicle access and hard-standing	Hard-standing concrete paths and steps	Resurfacing existing walkways and steps with natural stone slabs	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Riber Nest Cottage



APPENDICES PLANNING COMMITTEE 13.04.2026

