

Heritage Statement and Application Notes for:

Planning Permission with all matters reserved for 2 Houses at 33 St Johns Road, Buxton (Ref No HPK/2017/0209)

Below is information to assist with the above planning application. If further information is required during the planning process, please do not hesitate to contact myself.

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Erection of two and story dwelling houses with associated landscaping and parking	The proposal site is in a conservation area. See attached PDF's showing planning drawings and Design and Access Statement in the planning application. It has been a single dwelling site for a number of years and was going into disrepair. The original property was been used a drugs den and thus needed to be repaired or knocked down. Thus, making this a low significance of the historic area that will be affected.	Each house would be built by standard typical strip footings. The materials been used were approved on a previous planning application. The access drives will be designed to standard highways requirements but would form a private drive. A landscaping scheme has been designed and agreed / discharged under a separate planning application 2015 which was designed to suit the council's recommendations.

The site has an extensive planning history, the majority of which spans the last 5 years. The proposed development addresses the issues identified during the numerous appeals and has been subject to extensive consultation with the Borough Council's conservation officer and planning officer.

There was an existing dwelling sits on circa 5% of the site and is set back from St John's Road. It comprises a bland 2 storey dwelling together with a detached garage. It is roughly rendered in a white colour. The site has a varied topography with St John's Road rising from East to West and levels dropping from St John's Road to Serpentine Park by at least 3 metres. The previous dwelling is also sited circa 1 metre below the road level.

The site is predominantly within a residential area with housing on either side and opposite. Serpentine Park forms the southern boundary lined by numerous mature trees.

Whilst predominantly residential, the area does contain some hotels due to its central location and destination as a tourist attraction. Most properties in the area are detached and many of these are apartments such as those opposite the site.

The site has a limited planning history prior to 2008. Planning permission was refused for one detached dwelling, the application is recorded as being validated on 2nd June 1987 whereas the decision is recorded as 24th August 1976 which indicates an error. There is no further information available online. The land in question was transferred to Major O'Grady in 1954 and it is reasonable to presume that the existing dwelling was constructed around this time.

There is significant history from 2008. An application for 12 apartments in 2008 (HPK/2008/0700) was refused by the Council and an appeal was dismissed on 13th November 2009. Both the Council and the Inspector considered that the scale of development was inappropriate, particularly for its Conservation Area location.

A revised planning application for 7 apartments was refused on 30th November 2010 (HPK/2010/0467) and was dismissed at appeal. The Inspector confirmed that the general scale of development was within the realms of acceptability but the appeal failed due to specific design flaws.

A further revised planning application was refused on 9th August 2011 which sought to address previous concerns on design (HPK/2011/0280). An appeal was dismissed on 3rd January 2012. Whilst the Inspector's confirmed that the previous concerns over design had been satisfactorily addressed, he could not allow the appeal due to the perceived bulk of the roof.

The 4th planning application submitted in February 2012 (HPK/2012/064) addressed the issue identified by the Inspector in the last appeal by significantly reducing the bulk

of the roof and reducing the number of apartments to 6 but was refused. A 5th application was submitted in July 2012 (HPK/2012/0391) to simplify the roof design because the Council objected to the dormer windows and shallow pitched roof in the previous design. A conjoined appeal of both applications was dismissed. The Inspector maintained concerns over bulk despite the revisions and considered that both buildings lacked identity and architectural merit.

The 5th Application was HPK/2015/0676 which was granted for 2 Dwellings.

The property is located within Area 4 of the Buxton Conservation Areas and along with its immediate neighbours, it is described as a neutral building. Serpentine Walks is also a registered historic park.

The Development Plan for the site comprises the High Peak Local Plan Adopted 2005. Under the provisions of the Planning and Compulsory Purchase Act 2004, policies in the Local Plan were saved for a period of 3 years. Since then, the Secretary of State has made directions on the Local Plan saving only a limited number of policies that still have some relevance. Those relevant to the site are:

- GD2 – Built up area boundaries
- GD4 – Character, Form and Design
- GD5 – Amenity
- GD6 – Landscaping
- BC5 – Conservation Areas and their Settings
- BC6 – Demolition in Conservation Areas
- BC11 – Historic Parks and Gardens
- H1 – Principles of Housing Provision
- H5 – Housing within the Built-up Area Boundaries
- H11 – Layout and Design of Residential Development
- TR5 – Access, Parking and Design

National planning guidance in the NPPF has also been taken into account in the formulation of the development proposals. This is addressed in more detail in the Heritage Impact Statement which is specifically required by the NPPF.

The site has been the subject of significant planning and appeal history since 2008. In contrast to previous designs, the proposed plans have been worked up in close consultation with the planning officer, conservation officer and have also taken comments from the Alliance Design Review Panel on board. The proposed development of 2 detached dwellings has also been suggested by local residents in the past.

The proposed development adopts a traditional design approach in keeping with the conservation area and is consistent with the scale and character of the distinct group of dwellings within which the site is situated. An arts and craft style gable projection stimulates visual interest in the street scene and creates an attractive dwelling.

- The proposed development represents good town planning and is based upon sound urban design principles following a comprehensive analysis of the site.
- The proposed development complies with both national and local planning policies. The present building is a bland building of little or no architectural merit. The proposed development is of a high quality of design and materials that will make a positive contribution to the Conservation Area in accordance with guidance in the NPPF.
- The proposed dwellings are 2 storeys high consistent with the domestic scale of adjacent dwellings and it has been altered slightly to previous application 2015.
- The vast majority of trees will be retained and a tree survey has been provided.
- Neighbouring residential amenity will be maintained with no direct overlooking of rear gardens and no parking of cars to the rear of the building.
- The existing access points will be retained and were deemed safe by the highway authority when considering previous applications.
- Sufficient car parking spaces will be provided together with turning space to ensure that all cars exit in a forward gear.

