

DELEGATED DECISION REPORT

HPK/2018/0007
Valid 12/01/2018

7 TEMPLE ROAD
BUXTON

EXTENDED WIDTH TO REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Conservation Area

DESCRIPTION OF SITE

The application site is a large detached dwelling within the Buxton College Conservation Area. The property is elevated above the road and is constructed from dashed render with clay tiles to the roof. The dwelling has been extended in the past to enlarge the garage. There is also an extant permission (HPK/2015/6062) was granted in October 2015 for a two storey side extension and single storey rear extension. Work on the extant planning permission has begun.

PROPOSAL

The proposal is to incorporate the addition of a study to the rear of the existing garage, at the rear of the dwelling. The proposed extension will project out from the rear wall of the garage by 2m and will be 4.1m in width. The proposed extension will be in line with the rear wall of the extant permission. The height of the proposed extension is 4.3m to ridge, this will sit under the eaves of the existing garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
EQ7 – Built and Historic Environment
CF 6 Accessibility and Transport

Buxton Conservation Area Appraisal 2007

National Planning Policy Framework

Achieving Sustainable Development
Requiring Good Design
Conserving and enhancing the historic environment

Paragraphs 1-17
Chapter 7
Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2008/0430 Erection of two storey extension, dormer window and detached double garage, enlargement of porch and conversion of existing garage to living accommodation. **REFUSED** 04/09/2008

HPK/2009/0204 Two Storey Extension, Dormer Window, Garage Extension, Conversion Of Existing Garage To Living Accommodation And Enlargement Of Existing Porch **APPROVED** 27/05/2009

HPK/2015/0434 Proposed Two Storey Side Extension & Single Storey Rear Extension with Sun Lantern Over. **APPROVED** 13/10/2015

CONSULTATIONS

Publicity

Site Notice expiry date: 21/02/2018

Neighbour consultation period ends: 21/02/2018

Press Advert: Comments received until 15/02/2018

Public Comments

N/A

Town / Parish Comments

N/A

Environmental Health

N/A

Conservation Officer

This application represents a minor change to the extant permission. As far as I can judge there are no public views to the rear of the property therefore there will be no detrimental impact on the character and appearance of the Conservation Area.

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

Section 38 (6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The local development plan for this site comprises the High Peak Local Plan (adopted April 2016) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted on the adopted Local Plan proposals map.

The principle of a single storey extension to the rear of a dwelling in this location is not unacceptable. A similar extension could be achieved under permitted development rights. However, this application is within a Conservation Area and permitted development rights have been removed, under an Article 4 Direction.

Policy S1 requires new development to make a positive contribution to sustainable communities. This includes: making efficient use of land, taking account of the Peak District character, providing a mix of quality homes, seeking high quality locally distinctive design and maintaining a good range of services and facilities.

Policy SS1a of the adopted Local Plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating with relevant national and local planning policy relating to design and amenity.

Design/ Conservation Area considerations

Chapter 7 of the NPPF highlights the importance of the good design, that good design is indivisible from planning and should contribute positively to making places better for people. Policy EQ6 of the adopted Local Plan requires high quality design taking into account matters such as size, scale, height and use of materials. Policy EQ7 seeks to conserve heritage assets in a manner appropriate to its significance. Development should contribute positively to the character of the built environment and historic environment.

The proposed development will be subordinate to the existing dwelling, being single storey in height and sitting beneath the eaves of the existing garage. The original proposal had a flat roof with two dome roof lights. Following pro-active discussions with the applicant, this design has been amended. The amended design comprises a pitched roof forming a gable to the rear, which mirrors the gable of the existing dwelling. It is considered that the amended design constitutes a higher quality design which is more in keeping with the existing dwelling house.

The application form which accompanies the planning application states that the materials will be rendered walls, with a GRP roof covering. Following the amended plans being submitted, this has been changed to a tile roof to match the existing dwelling. The windows are to be bi-fold aluminium doors which open out onto the garden to the rear of the property. There will also be a painted wooden door with double glazed windows in the top quarter.

The amended proposals are considered to be an acceptable form of development in the Conservation Area. The size, scale and design of the extension will be sympathetic to the character of the property and the materials will compliment the

existing dwelling. The extension cannot be seen from the public highway or from the wider views in the conservation area and will not impact upon the street scene. Overall the extension will result in a sympathetic addition to the property and will conserve the character of the conservation area. In this regard the proposed development, as amended, is considered to be compliant with policy.

Amenity

Policy EQ6 of the Local Plan states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

An assessment of the neighbouring properties has been undertaken as part of the application process. The amended design proposes a roof light in each side of the roof, however these will not give any views into the neighbouring properties gardens. It is considered that the proposed development does not raise any issue with regards to the loss of privacy as there are no openings proposed to the side elevations. An assessment of the loss of sunlight and overshadowing has also been undertaken. Given the separation distance to number 5, it is not considered the proposed development could present an issue in this regard. With respect to number 9, an existing two storey rear project screens the extension from view.

It is considered that the proposed development accords with policy in amenity terms.

Highway Safety

Policy CF6 of the adopted Local Plan seeks to ensure that development can be safely accessed in a sustainable manner, minimising the need to travel by unsustainable modes of transport, echoing the policies set out in the NPPF and helping to deliver the priorities of the Derbyshire Local Transport Plan.

There are no proposals to amend the existing access and parking arrangements, therefore it is considered the proposed development accords with planning policy in highways terms.

CONCLUSION / PLANNING BALANCE


The application seeks consent for a single storey extension to the rear of a property within the Buxton College Conservation Area. The property benefits from an extant permission which has permitted a two storey side and single storey rear extension, the construction of this is currently taking place. The proposed development would provide a study to the rear of the existing garage and would be in line with the rear wall of the extant planning permission, granted in 2015. The proposed development comprises a pitched roof with two roof lights, which will allow light into the office area.

The principle of development in this location is considered to be acceptable. The proposals have been assessed from a conservation, amenity and design perspective and are considered to be compliant with national and local planning policy in this regard. In accordance with paragraph 14 of the NPPF the application is thereby recommended for approval, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough

Recommendation Date:

X 

Signed by: Jane Colley

On behalf of High Peak Borough Council