

## **DELEGATED DECISION REPORT**

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**HPK/2018/0080**  
**Valid 19/02/2018**

**54 LEEK ROAD**  
**BUXTON**

**EXTENSIONS AND  
ASSOCIATED WORKS TO  
EXISTING DERELICT HOUSE  
AT 54 LEEK ROAD BUXTON**

**(FULL - HOUSEHOLDER)**

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### **MAIN ISSUES**

- Layout and Design
- Impact upon Neighbouring Amenity
- Parking and Access
- Ecology

### **DESCRIPTION OF SITE**

The application site comprises a detached two storey cottage currently unoccupied and in a state of disrepair, which is located to the west and below Leek Road on a steeply sloping site. The site is within the built-up area boundary of Buxton.

### **PROPOSAL**

The application is for extensions and alterations to the existing cottage. Two storey extensions are proposed to the front and side of the dwelling. The plans also indicate removal of the existing front porch, removal of a chimney stack, and new window and door openings. The proposals will use materials to match the existing dwelling with walls as white painted stone or blockwork, roofing as reconstituted slate, and windows and doors in painted timber.

Amended plans were received during the course of the application to correct discrepancies between the floor plans and the elevations. Further amendments were made to reduce the size of the windows to the north gable end of the extension and stone heads and cills have been added to all new windows.

### **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**

## **National Planning Policy Framework**

Paragraph 17 – Core Planning Principles  
Chapter 4 – Promoting Sustainable Transport  
Chapter 7 – Requiring Good Design

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/2017/0676 – Variation of condition 16 (Permitted Development Rights) relating to application HPK/2017/0134 – Approved 12/02/2018.

HPK/2017/0134 - Proposed demolition of existing barn, creation of 2 detached family houses with 6 car parking spaces, alterations to the existing access and associated external works – Approved 01/09/2017.

HPK/2018/0081 – Lawful Development proposal to extend and make alterations to the existing house – Refused 13/04/2018

HPK/2018/0096 – Proposed demolition of existing derelict house and erection of two storey detached dwelling – Pending.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 28/03/2018  
Neighbour consultation period ends: 16/03/2018  
Press Advert: N/A

### **Public Comments**

None received.

### **Town / Parish Comments**

N/A

### **Severn Trent Water Ltd**

No comments received.

### **Buxton Mineral Water Ltd**

No comments received.

### **Derbyshire County Council Flood Risk Management Team**

No comment – refer to the Local Lead Flood Authority’s standing advice.

### **Derbyshire Wildlife Trust**

An update bat survey was undertaken in February 2018. No evidence of roosting bats was identified and no further survey was considered necessary. Should the Council be minded to approve the application, conditions are recommended covering precautionary measures and update inspection for bats; development to be outside the main bird nesting season unless a survey has been undertaken to assess nesting activity; and submission of ecological enhancement measures.

### **Derbyshire County Council Highways**

The principle of the proposed extensions and associated works would be acceptable subject to no loss of on-site parking and turning.

## **OFFICER COMMENTS**

### **Principle of Development**

The application site lies within the built-up area boundary of Buxton, as defined in the Local Plan. Within the context of Local Plan Policies S2 and S7 the principle of the proposed development is acceptable.

### **Layout and Design**

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

The existing cottage, though now in a state of disrepair, is of a traditional character and appearance and contributes to the character of the area. The property sits at a lower level than Leek Road with the principal elevation facing away from the road with far reaching views across the valley. The property currently includes a single storey extension which projects forward of the front elevation, a small porch, and chimney stacks at the apex of either gable end.

The proposed two storey extension to the principal elevation would occupy the position of the existing single storey extension/outrigger though it would extend 2.9m from the main elevation, which is less than the existing outrigger projection of 5.5m. It is considered that the two storey extension to the front and side of the dwelling would largely retain its character particularly given the use of matching painted stonework and slate roof and it would not dominate the original cottage. The impact on views from Leek Road is unlikely to be significant given that the property sits at a lower level than the road. In more distant views from Anncroft Road and from the new housing development to the west, the proposed two storey front extension will be visible. However, it is not considered that it will appear as an over-dominant addition and from this direction the building is viewed against the more recent

housing development at Burbage Heights, which is situated on higher ground than the site. In addition, planning permission has recently been granted for 2 new dwellings to the west of the cottage (HPK/2017/0134) which when built will provide some screening of the extended cottage in distant views from the west.

The windows to the north gable end have been reduced in size and stone heads and cills have been added to the new windows to reflect the character of the property.

The loss of the front porch and one of the chimney stacks is regrettable as these contribute to the character of the cottage. On balance, given the current dilapidated state of the cottage and the plans to restore it to modern living standards, the overall impact on the character of the property is considered acceptable.

In summary, it is considered that the proposal would not detrimentally affect the visual amenities of the area and the development thereby complies with adopted Local Plan policy EQ6.

### **Amenity**

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. Appendix 2 – Guidelines for the Design and Layout of Residential Development discusses the parameters against which residential extensions will be assessed.

The nearest neighbouring property to the existing cottage is No. 56 Leek Road which is approx 16 metres away at the closest point. The proposed two storey extension would be situated approx. 22 metres away from this neighbouring property. There are also neighbouring properties on the other side of Leek Road at Burbage Heights, these being on higher ground than the site, and also at Annecroft Road which are at a much lower level. Given the separation distances involved, it is not considered that the neighbouring occupiers would be adversely affected by the proposed extensions and alterations to the property.

Planning permission was granted in September 2017 for 2 new dwellings on the site (HPK/2017/0134) but to date this consent has not been implemented. As approved, Dwelling 2 will face towards the existing cottage. The front elevation of the proposed two storey extension would be approx. 7.6 metres away from the front elevation of Dwelling 2. The two storey extension would contain a bedroom window in the front elevation facing towards Dwelling 2 and other new windows are proposed to the front elevation of the existing cottage, but these would not cause significant overlooking since Dwelling 2 has been designed so that the main (habitable room) windows will be in the rear elevation with only the main entrance and a small landing room window in the front elevation facing towards the existing cottage.

An application to construct 4 dwellings on land immediately to the north of the site is currently pending, ref HPK/2017/0511. Whilst there are ground and first windows to the proposed side extension to the cottage, these would not directly face towards the proposed dwellings or associated gardens but would only overlook the proposed

shared parking area and Leek Road. Accordingly, it is considered the proposed development would achieve a satisfactory relationship to the adjoining site.

Overall it is concluded that the proposals would result in a satisfactory relationship with existing neighbouring occupiers as well as future occupiers of the two approved dwellings on the site.

### **Ecology**

The Derbyshire Wildlife Trust recommend conditions to protect bats and nesting birds together with submission of ecological enhancement measures. These conditions are considered reasonable and necessary and have been attached to the recommendation.

### **Access and Parking**

The submitted site plan indicates the provision of 2 no. parking spaces to serve the existing property which is considered sufficient for a three bedroom property. The plans also indicate parking provision for the two dwellings which have been approved under HPK/2017/0134. The site plan also indicates adequate manoeuvring space within the site. Given the above, it is considered that the proposed development would not adversely affect highway safety and it thereby accords with Local Plan Policy CF6.

### **CONCLUSION / PLANNING BALANCE**

The National Planning Policy Framework provides for a presumption in favour of sustainable development. The Framework advises that proposals which comply with the development plan should be approved "without delay".

The scheme is considered acceptable from a design perspective and with no adverse impacts on visual amenity, nearby residential amenity, ecology or highway safety, the application is considered to be in accordance with the relevant policies of the Local Plan and paragraphs of the NPPF and is recommended for conditional approval.

**OFFICER RECOMMENDATION :     APPROVE**

**Case Officer: Mark Ollerenshaw**

**Recommendation Date: 15/05/2018**

X *J Colley*

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Signed by: Jane Colley

**On behalf of High Peak Borough Council**