

DELEGATED DECISION REPORT

HPK/2021/0111
Valid 15/03/2021

2 THE GLADE
BUXTON

CONVERSION OF GARAGE
INTO OFFICE WITH NEW
PITCHED ROOF TO PORCH
AND GARAGE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and amenity
- Parking provision
- Impact on setting of an adjacent conservation area

DESCRIPTION OF SITE

The application site is a 1960s detached house, with stone cladding and concrete tile gabled roof. There is a small flat roof ground floor extension on the front elevation, extending to the side where it forms an attached garage.

The dwellinghouse sits in a long, narrow plot with front and rear gardens mostly laid to lawn, the latter extending to meet the rear of residential gardens on Park Road.

The plot is open to the front. There is a relatively long driveway to the front, providing access to the garage.

The Glade is a residential cul-de-sac of detached houses all of the same era, with a green space with mature trees in the centre of the circular road. The street is accessed off Park Road, and is consequently adjacent to, but not within, The Park Conservation Area. This property is set forward of the neighbouring property to the west, with the rear gardens of several properties located to the east.

For the purposes of the High Peak Local Plan this site lies within the development boundary.

An application for a first floor extension over the garage was refused on amenity grounds in January 2021.

PROPOSAL

It is proposed to convert the existing garage to an office with a store/utility room behind. As part of this conversion it is proposed to alter the existing flat roofs on the garage and front porch to a pitched roof design.

The garage door on the front elevation is to be replaced with a window matching that in existence on the opposite side of the front door. No new openings are proposed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
S7 Buxton Sub Area Strategy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

High Peak Design Guide 2018

Residential Design SPD 2005

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12, 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2020/0507

Proposed first floor bedroom extension over existing garage to form 2 storey side extension. Change flat roof to pitched roof on front elevation.

REFUSED 18/01/2021

CONSULTATIONS

Publicity

Site Notice expiry date: 21/4/2021
Neighbour consultation period ends: 15/4/2021
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

Arboricultural Officer

I don't have any comments it is in an area TPO but there don't appear to be any protected trees in the garden .

Derbyshire County Council Highways

No highway objections on the basis the office is for 'home' office / working use only and not a commercial entity attracting customers / visitors / staff etc. I presume your Authority will satisfy itself that sufficient residual off-street car parking will be available, commensurate with your Authority's local plan, following the loss of garaging facility.

OFFICER COMMENTS

Principle of Development

The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the High Peak Local Plan Policies Adopted April 2016.

Other material considerations include the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policies S1 and S1a of the High Peak Local Plan the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Development will be directed towards the most sustainable locations in accordance with the settlement hierarchy set out at Policy S2. In accordance with the settlement

hierarchy, Buxton is regarded as a 'Market town' where a moderate scale of development may be acceptable, consistent with meeting local needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services. The principle of development is consequently acceptable, subject to design and amenity considerations. .

Design

Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the high Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The removal of flat roof elements may be considered an improvement in design, in accordance with the Residential Design SPD, Chapter 9, which states that flat roofs should be avoided.

The conversion of the garage and replacement of the garage door with a window raises no design issues. The window design matches those already in existence, and is therefore in accordance with the character of the dwelling.

The proposal consequently accords with Policy EQ 6 and the Residential Design SPD.

The Glade abuts The Park Conservation Area. The dwelling is mostly screened from Park Road by no.1 The Glade and 71 Park Road. Additionally, the garage conversion will have a negligible impact on the appearance of the dwelling from the Conservation Area, and the roof alteration, as discussed, is considered a design improvement. Accordingly, the proposed development would sustain the setting of the conservation area and accord with Local Plan Policy EQ7 on the Historic Environment.

Amenity

The Council's Adopted Residential Design Guide SPD states that as a guide a distance of 21m between habitable room windows of adjacent properties will provide an acceptable level of amenity. High Peak Local Plan Policy EQ6 and paragraph 127f) of the National Planning Policy Framework seek to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The previous application on this site involved the addition of a first floor above the existing garage. This was considered unacceptable due to overshadowing and loss of light to the kitchen of the neighbouring property, no.3 The Glade. By removing the first-floor element, this proposal avoids this issue. The existing flat roof garage has

an overall height of 2.7m with the proposed pitch roof having a maximum height of 4m. The highest point of the garage will almost align with the window of the neighbour, reducing in height towards the front of the garage. Moreover, the garage is positioned to the north east of the neighbour and therefore an increase of just over 1m in height would not cause any loss of sunlight or significant overbearing effects. It is for these reasons that it is not considered that the garage conversion or alteration to the roof design will cause any significant neighbour amenity issues. The additional window to the front will not affect the neighbouring dwelling.

The proposal consequently accords with the Residential Design Guide and Policy EQ 6.

Highway Safety

Policy EQ6 and CF6 seek to ensure that all new development is served by safe and satisfactory access.

The conversion of the garage reduces available parking space. However, there is sufficient space on the driveway to accommodate two vehicles. As a 3-bed dwelling, the Council's parking guidance in the Local Plan requires the application site to provide two off-road parking spaces, and this is demonstrated. Accordingly, the proposal accords with Policies EQ 6 and CF 6.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies contained in the High Peak Local Plan and the National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Faye Plant

Recommendation Date: 04/05/2021

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

