

DELEGATED DECISION REPORT

HPK/2021/0126
Valid 23/03/2021

12 LANSDOWNE ROAD
BUXTON

EXTENSION OF THE EXISTING
KITCHEN TO PROVIDE A
DINNING AREA.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design Character and Appearance
- Amenity

DESCRIPTION OF SITE

The application site comprises a relatively large parcel of land to the south of Lansdowne Road towards the northern end of Buxton. The site contains a detached two storey dwelling and a large area of ancillary amenity garden space. An area of hard standing sits between the dwelling and Lansdowne Road which is used as parking provision. A small lean to outhouse sits to the rear of the dwelling.

The site is bounded by the grounds of St Thomas Moore secondary school to the south and the detached property No.14 Lansdowne Road to the east. The public highway runs east to west to the north of the dwelling. To the west of the site is No.8 Lansdowne Road; a detached property with a conservatory on its eastern elevation. This boundary is defined by a wooden fence some 1.8m in height and a cluster of high trees which provides effective screening.

No.12 Lansdowne Road is constructed of a coursed natural gritstone with a roof made up of traditional blue slate and windows finished in a white UPVC. The dwelling measures 8.9m from front to rear and 13.9m from side to side at its widest point (the lounge side elevation). The side wall of the existing kitchen area is set back from the side elevation of the lounge by 3 metres.

The front elevation is characterised by two large bay windows with smaller windows in the first floor and an unsympathetic dormer window in the roof. The western (side) elevation comprises a small bay window which serves the lounge area, a first floor window thought to serve a bedroom, and a narrow kitchen window towards the rear. The rear elevation also contains a similar dormer window in its roof space.

PROPOSAL

This application seeks consent for a single storey extension to the side of the existing kitchen which is identical to that approved previously under HPK/2017/0186 which has now expired. The submitted plans show that the proposed development is relatively similar to the existing conservatory which sits to the side elevation of the neighbouring property No.8 Lansdowne Road.

The proposed extension has a height of 4.1m and extends outwards beyond the existing lounge bay window by some 2.1m. The submitted plans show that the extension will serve as an open plan kitchen/dining area.

The proposed plans (Drawing Ref: LRP2) shows that the extension will incorporate a series of small windows which rise no more than 2m in height, and a set of double doors which extend outwards into the amenity garden area. Two small velux roof lights are proposed to the rear.

The plans show that the extension is to be made up of a blue slate roof and a natural stone which matches the existing dwelling. The windows will be finished in a white UPVC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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 (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S7 Buxton Sub-area Strategy
- EQ6 Design and Place Making

National Planning Policy Framework 2019

- | | |
|-----------------------------------|------------|
| Achieving Sustainable Development | Chapter 2 |
| Achieving Well Designed Places | Chapter 12 |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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| HPK/2017/0186 | Extension to the side of the existing kitchen to provide dining space (Approved 8 th June 2017) |
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CONSULTATIONS

Publicity

Site Notice expiry date: 17th May 2021
Neighbour consultation period ends: 22nd April 2021
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

N/A

Derbyshire County Council Highways

No Objections

OFFICER COMMENTS

Principle of Development

The proposed development is to be situated within the residential curtilage. The site is located within the development boundary of Buxton which is defined as a Market Town within policy S2 of the local plan. This policy priorities the focus for new development within the boundaries of Market Towns. The site is not constrained by any sensitive statutory designation as defined on the adopted Local Plan Proposals Map.

In light of the above and when considering that a similar proposal was approved under the current Local Plan, it is considered that the principle of development is acceptable subject to the application demonstrating compliance with all relevant local and national planning policies relating to design and amenity.

Design Character and Appearance

Policy S1 of the adopted local plan sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

Policy EQ6 of the adopted local plan states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) requires extensions to be subordinate and secondary to the parent building with regards to its scale and height, and respect its character and appearance through use of appropriate materials.

Chapter 12 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The proposed development is considered to be of an appropriate scale, height and massing which is subordinate to the main dwelling and is not out of keeping with area when considering the fact that the neighbouring property No.8 Lansdowne Road has a similar extension. The submitted plans show that the materials and finishes which are to be used in the construction of this extension will match those of the existing dwelling.

Given the above, it is considered that the proposed single storey extension represents high quality design which relates well to the existing dwelling and amenity space on site and neighbouring properties. The application therefore accords with policy EQ6 of the local plan and is considered to constitute sustainable development in design terms.

Amenity

LP Policy EQ6 requires all new development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, or any other adverse impacts on local character and amenity.

The High Peak Residential Design Guide SPD requires extensions and alterations to respect the residential amenity of neighbouring properties having regard to the relationship between existing and proposed development, the positioning of habitable windows, and changes in land levels.

Paragraph 127 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The proposed extension is shown to incorporate a series of small windows on its western elevation which sit between 1.5m and 2.0m in height. The nearest neighbouring property which could potentially be affected by this development is No.8 Lansdowne Road. The distance between the proposed extension and the side elevation of No.8 is 35.0m.

Given the relatively small scale of the proposed development, the distance between the proposal and neighbouring property, and the wooden boundary fence and natural vegetation screening that stands on the boundary, it is considered that there would be no adverse impact on the residential amenities of the neighbouring property.

The application is therefore considered to accord with LP Policy EQ6, supplementary guidance, and paragraph 127 of the NPPF.

CONCLUSION / PLANNING BALANCE

Policy S1a 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.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application is consistent with extensions and alterations that were previously approved under HPK/2017/0186 and continue to comply with all relevant Local Development Plan policies, supplementary planning guidance, and relevant paragraphs under the revised NPPF, and thus constitutes a sustainable form of development.

In line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 18th May 2021

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council