

DELEGATED DECISION REPORT

HPK/2022/0413
Valid 22/09/2022

64, PARK ROAD, BUXTON,
DERBYSHIRE, SK17 6SN

REPLACEMENT ROOF AND
WALL FRAMES TO EXISTING
ORANGERY (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations (inc Heritage Assets)
- Impact upon Residential Amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Buxton as defined by the Local Plan policies map. The site relates to a two storey detached property which is located within a predominantly residential area. The site benefits from private amenity space to the rear and parking to its front. The site is located within The Park Conservation Area. The trees on the front site boundary are covered by TPO.

PROPOSAL

This application proposes the replacement of the existing roof and wall frames of the existing orangery. The replacement would be on a like for like basis in terms of footprint and overall parameters.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S7 Buxton Sub-area Strategy
EQ6 Design and Place Making
EQ7 Built and Historic Environment
EQ9 Trees, Woodlands and Hedgerows

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Buxton Conservation Areas Appraisal (2007)

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/3244 - New roof to existing single storey extension – Approved 21/06/85

HPK/0003/6777 – Rear Conservatory – Approved - 29/12/97

HPK/2015/0012 – proposed first floor side extension – Approved – 26/03/15

CONSULTATIONS

Publicity

Site Notice expiry date: 28/10/22
Neighbour consultation period ends: 21/10/22
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A.

DCC Highways

No highway safety comments to make

DCC Countryside Officer (Trees)

The property is partly within DCC TPO 54/A3; however the proposed work is clear of the TPO, on the other side of the building. I will therefore defer to the High Peak Borough Tree Officer for comments.

HPBC Conservation Officer

No comments to make.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Buxton as defined by the Local Plan Policies Map. Within such locations householder development is acceptable, as a matter of principle. The

main considerations in this instance whether the design is appropriate, taking into consideration its location within a Conservation Area, whether any amenity issues would arise, whether there would be an impact upon highway safety, and nutrient neutrality.

Design Considerations (Impact on Heritage Assets)

Policy S 1a states that all new development should contribute to sustaining communities and protected and/or enhance the environment. Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The application site lies within The Park Conservation Area which is a designated heritage asset. The application proposes the replacement of the window frames and roof of the existing conservatory and their replacement. The proposals do not result in any increase in footprint while the eaves and ridge heights would be as existing. Minor changes in the external appearance of the conservatory are proposed in terms of window and roof design.

The rear siting of the proposal would mean that there would be no prominent views from Park Road to the front. The application site backs on to a recreation ground to the rear and the dwelling is visible from this context. Notwithstanding this, the replacement of the existing conservatory on a like for like basis in terms of scale and use of materials is such that the proposals would not cause any undue harm to the character and appearance of the area. Given the nature of the proposals and lack of any increase in footprint, the relationship with existing trees would not alter.

The proposals are considered to be compliant with the Policies of the Development Plan and national planning guidance, and would sustain the significance of heritage assets.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and 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.

The relationship between the application proposals and neighbouring properties would largely be as existing and would not result in any uplift of amenity concerns above and beyond the existing relationships.

Highway Safety

The proposal would not increase the number of bedrooms within the development with the proposals merely seeking to replace an existing conservatory on a like for like basis. DCC Highways have raised no concerns with regard to the proposed development.

Impact on Trees

Although the site lies partially within a TPO area, the conservatory is positioned well away from any trees. As such it is considered that the development would not harm the future health of any trees.

Nutrient Neutrality

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). The Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail.

Screening Assessment

The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase overnight stays or surface water run-off from the site. Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary

Recommendation Date: 08/11/2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council