

DELEGATED DECISION REPORT

HPK/2022/0442
Valid 30/09/2022

51 MACCLESFIELD ROAD
BUXTON

TWO STOREY SIDE
EXTENSION AND SINGLE
STOREY REAR EXTENSION.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design, Character and Appearance
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to No.51 Macclesfield Road, Buxton; a 3no. bedrooms two storey semi-detached property with a hipped roof that lies within the built-up area boundary.

The dwelling fronts the public highway to the east, benefiting from a private driveway that extends to a single storey ancillary garage that is attached to the house. Properties on this side of the street sit in a slightly elevated position comparable to the highway.

The site is bounded to the south by No.49 Macclesfield Road which has previously benefited from planning permission for a resultant two storey side extension in 2004. There is a degree of symmetry with No.51 in so far as there are matching leading pitched gables extending beyond the main house with identical fenestration detailing in between. Existing materials show a mixture of brick and render, with fenestration finished in UVPC and roof finished in red tiles.

To the north is No.53 Macclesfield Road which benefits from a similar ancillary garage, with the only window facing the site a first floor obscure glazed bathroom window.

To the rear of the site is the garage, at a slightly elevated level comparable to the main house, with a bay window in the rear elevation that matches that of No.49 next door.

PROPOSAL

The application seeks permission for a two storey side extension and a single storey rear extension, resulting in the creation of additional kitchen and dining space at ground floor level and the creation of a fourth bedroom with en-suite bathroom at first floor level. In addition, the existing garage would be converted to a bike store with shower room and utility towards the rear.

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
- CF6 Accessibility and Transport

National Planning Policy Framework 2021

- | | |
|-----------------------------------|------------|
| Achieving Sustainable Development | Chapter 2 |
| Promoting Sustainable Transport | Chapter 9 |
| Achieving Well Designed Places | Chapter 12 |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23rd November 2022
Neighbour consultation period ends: 1st November 2022
Press Advert: N/A

Public Comments

1 x letter of support has been received from a neighbouring property stated that the proposed extensions would enhance the existing building, demonstrating good design, pleasing visual appearance and appropriate materials

Town / Parish Comments

N/A

Derbyshire County Council Highways

No comments to make

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing residential dwelling that lies within the built-up area boundary of Buxton, identified as one of the larger Market Towns that stands at the top of the settlement hierarchy under Local Plan (LP) Policy S2. Such settlements are the focus for new housing and economic growth. The site is not constrained by any sensitive statutory designation.

Given the nature of development and the planning policy context set out above, the principle of development is acceptable subject to all relevant planning considerations being appropriately addressed.

Design Character and Appearance

LP Policy S1 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.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 130 of the NPPF states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The existing dwelling sits within a street scene that depicts a wider variety of architectural styles and finishes. The neighbouring property and other half of the semi-detached block has benefits from a two storey side extension, and therefore the introduction of a similar extension to the host property would replicate this, offering a degree of balance and symmetry to the overall block.

The proposed first floor side extension is of a consistent width to the existing garage and would be read as a subordinate and secondary structure comparable to the main dwelling. The inclusion of a slight set back behind the principal elevation emphasises this, in line with good design practice. Whilst the side extension roof is not set below the main ridgeline, it is felt that on this occasion this is the correct approach, as the focal point of the elevation is the prominent but nevertheless subordinate gable.

The single storey rear extension has a modest depth of 3m and would therefore similarly be read as a subordinate and secondary structure. The extension has a simple sympathetic lean-to roof which is desirable over a flat roof.

The choice of materials is consistent with those used in the construction and finish of both the host property and its neighbour and is considered to be appropriate for its context.

For the reasons outlined above, the proposed extensions and alterations are considered constitute a development which is of an appropriate scale, height, massing and visual appearance that respects the character and appearance of the existing dwelling and wider street scene, in accordance with LP Policies S1 and EQ6, relevant Supplementary Planning Guidance, and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The two properties that have the potential to be adversely affected by the proposed development is No.53 which stands to the north of the site and No.49 which lies to the south.

Firstly with regards to No.53, there is a significant gap between the proposed first floor side extension and the side gable of this neighbouring property, with an ancillary single storey garage situated in between. As such, it is considered that the introduction of the side extension would not give rise to any overbearing impacts to this neighbouring property. Further, the side elevation of the proposed first floor extension does not include any habitable windows, thus ensuring that there would be no issues of overlooking or loss of privacy. No breach of the 45 degree angle occurs

with any neighbouring habitable window in the front or rear elevations and therefore no loss of sunlight would occur.

Turning to the other neighbour No.49, the presence of the modest single storey rear extension would not be overbearing. No windows are present in the side elevation and thus matters relating to overlooking and privacy would not arise. With a modest depth of 3m, and situated a significant distance from the boundary, there is no conflict with neighbouring habitable windows, and therefore no loss of sunlight would occur. The occupants of this neighbouring property have submitted a letter in support of the application.

Based on the above analysis, it is concluded that the proposed extensions and alterations would not give rise to any harm to residential amenity, in accordance with LP Policy EQ6, the Residential Design Guide SPD, and paragraph 130 of the NPPF.

Parking Provision and Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Paragraph 110 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 111 goes on to state that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The application seeks to increase the number of bedrooms from a total of three to four, which in line with adopted parking guidelines triggers the need for 3no. parking spaces within the domestic curtilage.

The proposal would see the loss of the existing ancillary garage, leaving the private driveway as the only means for off-street parking. It was unclear from the original submission whether the necessary off-street parking could be provided and the applicant was requested to provide an updated Site Plan that showed this provision.

An updated Site Plan (Rev A) has duly been provided which demonstrates that 3no. vehicles can be accommodated within the existing curtilage. Having regard to this updated plan and the fact that the Highways Authority have no comment to make, it is concluded that the application will preserve highway safety in its revised form, in accordance with LP Policy CF6 and paragraph 110 of the NPPF.

Other Matters

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 involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof it will not significantly increase run-off from the site. The proposal also involves additional bedroom / bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. Therefore in terms of both foul and ground water it is not considered that the proposal will 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

LP Policy S1a 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 seeks permission for extensions and alterations to an existing property that lies within the built-up area boundary of Buxton on a site not constrained by any statutory designation.

An assessment of the application has found that the proposed extensions and alterations are of a high quality design that respects the existing character and appearance of the building and surrounding street scene, in a manner that preserves residential amenity and highway safety.

The application is thus considered to comply with all relevant local development plan policies 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: 24th November 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council