

DELEGATED DECISION REPORT

HPK/2022/0448
Valid 03/10/2022

6, KNOWLES CRESCENT,
FAIRFIELD, BUXTON,
DERBYSHIRE, SK17 7LP

SINGLE STOREY SIDE
EXTENSION (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site lies within the development boundary for Buxton as defined by the Local Plan policies map. The application site relates to a semi-detached bungalow which is located within an area that is predominantly residential in character. The dwelling has no off street parking and is adjoined to the front and side by soft landscaping undefined by any boundary treatment. Private amenity space is located to the rear.

PROPOSAL

This application seeks permission for the erection of single storey side extension to the property. The extension would project to the side by 4m at a depth of 7.55m. Eaves height would match existing while the proposed ridge height of the dual pitched roof would measure 4m in height. The extension would create an extended lounge and utility room.

The scheme also includes the provision of off street parking for two vehicles.

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

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/22

Neighbour consultation period ends: 01/11/22

Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No objection subject to conditions

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, which lies within the Buxton Sub Area. Within such locations extensions to dwellings are acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate, whether an amenity issues would arise, whether there would be an impact upon highway safety, and the impact upon the Peak District Dales Special Area of Conservation.

Design Considerations

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place.

The application relates to the addition of a single storey side extension to the host property. The scheme also includes the creation of an off street parking area to the side of the dwelling.

The existing dwelling is located within an area which is characterised by semi-detached single storey dwellings which are all of similar appearance and character. The estate is generally open plan with limited extensions to properties or off street parking.

The proposed extension would be set back from the front and rear building lines and would have a ridge height which is subservient to the host dwelling. Proportionally the proposed extension is not significant in width and as such would appear as a sympathetic addition to the host dwelling without causing harm to it.

Given the relationship with the application site and its semi detached pairing, it is not considered that the proposed extension would imbalance the two properties, as views of the two properties are limited to a small portion of the streetscene.

It is acknowledged that the surrounding area has seen limited additions to the dwellings, however it is considered that this particular plot could accommodate the proposed development without causing harm to the character and appearance of the surrounding area by reason of its generous surrounding plot and distance of the extension from the public highway.

A number of properties have off street parking created to serve the dwellings. As such the area can accommodate the proposed off street parking without causing harm to the area.

The proposal includes a facing material of pebble dash render which would contrast with the existing gable elevation. Notwithstanding this, the use of pebble dash render is prevalent in the surrounding area and it is not considered that the area is so sensitive to change that the proposed materials would be unacceptable.

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.

With regard to the impact upon No.4, due to the distance, juxtaposition, orientation, and scale of the proposed extension, it is considered that the proposals would not result in any undue harm to habitable room windows within that property to result in a loss of amenity through loss of daylight.

The proposed extension would be sited close to the boundary with No.4, however this would only be a minor amount of additional development adjacent to this boundary. The proposals would not be overbearing, while its eastern siting would ensure overshadowing would not be significant.

No amenity issues through loss of privacy or overlooking would arise by reason of the single storey nature of the development and positioning of openings.

The proposals would retain a satisfactory level of amenity for future occupants of the development.

Highway Safety/Impact on PROW

The proposed extension do not result in an increase in bedrooms at the property and as such there is no increased demand for off street parking. Nonetheless the proposals do seek to provide off street parking for two vehicles. This would remove two vehicles from being parked on the public highway which is a benefit of the proposals.

DCC Highways have raised no objection to the proposed development subject to conditions relating to visibility and ensuring the parking is retained which are considered to be reasonable conditions.

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. However, the proposal does involve additional hard surfacing and roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof and hardstanding it will not significantly increase run-off from the site and in turn 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: 30/11/2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council