

DELEGATED DECISION REPORT

HPK/2022/0459
Valid 07/10/2022

4 BROOKSIDE GROVE
BUXTON

FIRST FLOOR 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.4 Brookside Grove, Buxton, a two storey, 3no. bedroom detached property that is orientated with the dual pitched gable fronting the public highway and a single storey ancillary garage standing adjacent. The property is constructed in an off-yellow brick with tiled roof.

Brookside Grove is a small cul-de-sac that has a degree of uniformity with regards to its character and appearance with properties north of the highway having a consistent building line, and an architectural style that are of a similar orientation, scale height and appearance.

The existing ancillary garage has a flat roof that protrudes beyond the main body of the house to the front slightly, forming a small entrance porch. The garage runs the length of the property with the rear elevation sitting flush with the rear of the main house.

The site is bounded to the south-west by the public highway. To the rear of the site lies the side elevation and rear garden of No.43 Anncroft Road. Either side of the host property stands No.2 Brookside Grove to the north and No.6 to the south, both of which are detached with a similar character and appearance.

PROPOSAL

The application seeks permission for a first floor side extension over the existing garage and a single storey rear extension. The floor plans show that as a result of the extensions, the property would continue to have three bedrooms with an office towards the rear.

At ground floor level, the single storey rear extension would see the creation of a large open plan kitchen and living room.

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 and 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
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: 7th December 2022
Neighbour consultation period ends: 24th November 2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

No highway safety comments to make

OFFICER COMMENTS

Principle of Development

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

Given the nature of proposed development, and the planning policy context set out above, the principle of development is supported subject to an assessment of all relevant planning considerations.

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.

Brookside Grove comprises a row of four detached properties on its eastern side, each of a similar orientation, scale, height, massing and visual appearance. No.8 has previously benefited from a first floor side extension similar to the one proposed.

The proposed first floor side extension would align with the existing first floor of the front elevation. Whilst it is usually desirable for first floor extensions to incorporate a slight set back behind the principal elevation in order to allow a visual break between the original house and extensions, it is considered in this particular case that this is not necessary, given the present of a similar extension at number 8, which is considered acceptable in visual terms.

The proposed single storey extension has a modest depth with a sympathetic lean to mono pitched roof. All aspects of the proposed development are shown to be constructed and finished in materials that align with those used in the main house.

As such, all aspects of the proposal are considered to amount to proportionate, balanced and subordinate additions that preserve the existing character and appearance of the main house and wider street scene, in accordance with LP Policies S1 and EQ6, relevant Supplementary Design 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 site is bounded on three sides by residential properties that have the potential to be impacted by any extensions or alterations. No.2 lies to the north, No.6 lies to the south, with No.42 Anncroft Road lying beyond the rear boundary to the east.

With regards to No.42 Anncroft Road, this property is orientated with the side elevation facing towards the application site, bounded by a typical border fence. The proposed rear extension would have a depth of 2.2m and see the provision of a kitchen window and bi-fold doors. Given the modest depth of this extension, the relationship between the two properties and the presence of boundary treatment, and that a larger extension with a depth of up to 4m could be constructed without planning permission with habitable windows in its rear elevation, there are not considered to be any adverse impacts on the amenity of this neighbouring property as a result of the proposed rear extension.

The proposed first floor extension would sit flush with the main body of the house, with an Office window looking out towards the front garden of No.42 Anncroft Road. Whilst there would be a degree of overlooking from this window, it would not be materially different to the existing situation, given that the extension does not protrude outwards beyond the main rear elevation.

Turning to No.2 Brookside Grove, this property has a blank side elevation that would face the proposed first floor side extension. As such, and subject to the en-suite bathroom window on the side elevation being obscure glazed, there are not considered to be any adverse impacts on this neighbouring property, with regards to

overbearing impacts, overlooking, or loss of privacy. The proposed rear extension does not result in any breach of the 45 degree angle from the centre point of the nearest habitable window and as such there would be no loss of sunlight as a result of the proposed extension.

No.6 Brookside lies to the south of the side, with the boundary defined by a standard timber fence. The proposed rear extension has a depth of 2.2m and is single storey. Given the modest scale and height of this extension, there are not considered to be any overbearing impacts, and there would not be any conflict with the 45 degree angle from the centre point of the nearest habitable window. No windows exist on the side elevation facing this property and thus there would be no loss of privacy or overlooking.

Based on the above analysis, it is concluded that the proposed extensions and alterations would preserve the residential amenity of all neighbouring properties in line with LP Policy EQ6, the Residential Design Guide SPD and paragraph 130 of the NPPF.

Parking Provision & 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. Off-street parking provision should be provided 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.

As a result of the proposed development, there would not be any increase in the overall number of bedrooms in the property, and as such there is no requirement for the applicant to provide any additional increase in off-street parking. The Highways Authority have no highway safety comments to make.

In light of the above, it is considered that the proposed extensions and alterations would not result in any adverse harm to highway safety in line with LP Policy CF6 and paragraph 110 of the NPPF.

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 No.4 Brookside Grove, Buxton, a two storey detached property that lies within the built-up area boundary and is not constrained by any statutory designation. The principle of development is therefore acceptable.

A detailed assessment of the application has found that the proposed extensions and alterations would respect the character and appearance of the dwelling and the wider street scene, without giving rise to any adverse harm to residential amenity or highway safety.

As such the application is considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 6th December 2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council