

DELEGATED DECISION REPORT

HPK/2022/0422 Valid 27/09/2022	THE BUNGALOW BARMS FARM UNNAMED ROAD SECTION OF A6 FROM BUXTON ROAD DOVE HOLES TO FAIRFIELD ROAD FAIRFIELD BUXTON	PROPOSED ALTERATIONS AND EXTENSIONS TO DWELLING (FULL - HOUSEHOLDER)
---	--	---

MAIN ISSUES

- Countryside
- Design
- Nutrient Neutrality

DESCRIPTION OF SITE

The application relates to a detached bungalow on the outskirts of Buxton, located within the countryside. The Bungalow is constructed of stone with hardrow tiled roof. the bungalow has an integral garage, with driveway to the front and side of the property leading to a newly constructed detached double garage. There are modest grassy areas directly to the front and rear of the bungalow, as well as to the side of the detached garage.

As well as being located in open countryside, the application site is located just outside of the Fairfield conservation area. Furthermore, the site is located within landscape character area Plateau Pastures.

PROPOSAL

Planning permission is sought for a single storey side and rear extension. This will include converting the integral garage into living accommodation. The existing garage will be extended to the north-west to create a kitchen and dining area. the existing kitchen will be converted into a third bedroom with ensuite. This side extension will be slightly step back front the existing front elevation, with the roof stepped down from the existing ridgeline.

The extension to the rear will create a second entrance hall with cloak room, w/c and utility. The roof of the rear extension will be stepped down from the existing ridge line. A small canopy will be placed over the entrance which the rea extension will provide.

Externally random coursed gritstone will be used for the extension. The roof will be re-tiled in natural blue slate, as opposed to the existing hardrow tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 2 Landscape Character
EQ 3 Rural Development
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 - Decision-making
Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DOC/2020/0024 - Discharge of conditions 3, 4 & 5 of HPK/2019/0386. Approved, 26/05/2020

NMA/2020/0002 - Non-material amendment in relation to HPK/2019/0386 -Omit K-render to two elevations. All walls to be matching. Approved, 10/02/2020

HPK/2019/0386 - Erection of garage and Garden store. Approved, 16/12/2019

HPK/2019/0179 - Proposed garage & garden store. Refused, 27/06/2019

HPK/0000/8346 / 8346/HPK/6/78/594- Bungalow On Site Adjacent To Existing Farmhouse. Approved

HPK/0000/5066 - Bungalow For Farmer And His Wife. Refused

HPK/0000/3923 - Bungalow For Farmer And His Wife. Refused

CONSULTATIONS

Publicity

Site Notice expiry date: 24/11/2022
Neighbour consultation period ends: 25/10/2022
Press Advert: 03/11/2022

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make

HPBC Conservation Officer

No objections.

Building Over Team at Seven Trent Water

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

100mm to 225mm diameter sewers – 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.

300mm to 999mm diameter sewers – 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.

Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

OFFICER COMMENTS**Principle of Development**

High Peak Local Plan Policy EQ3 seeks to ensure that development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness whilst facilitating sustainable rural community needs, tourism and economic development. The policy also refers to allowing extensions to existing dwellings provided they are subsidiary to the building and do not have an adverse impact on the character of the landscape. As such the principle of the proposed development is acceptable subject to consideration of the relevant policy and guidance.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The proposed side and rear extensions are stepped back from the existing roof line and external elevation creating a clear distinction and allowing the original structure to maintain its dominance on the site. While the extension roof is stepped back, it emulates the gable style roof design of the original house.

The extension proposes to use stone to match the existing property, this is in keeping with the Plateau Pastures landscape character area as described in the High Peak Landscape character (SPD). It is proposed to alter the roof tiles. The proposed slate roof tiles are more traditional in nature to the area than the existing roof tiles. As such this does not create any design concerns.

Within the Plateau Pastures the High Peak Landscape Character (SPD) describes buildings as either having narrow frontages creating a deep rectangular shaped properties. However it also describes ‘Some individual farmhouses are larger than other properties with more dressed stone and some modest detailing such as gable finials. These properties have a wide frontage and a shallow depth’. The application site is more consistent of an individual farm house with a shallow depth. The proposed extension will deepen the depth of the Bungalow, however, not to an extent that would be considered out of character with the landscape character area.

While the application site is located close to the Fairfield conservation area the proposed alterations will not impact upon its setting or harm it. The proposed changes are in keeping with the existing property and will not negatively impact views from the conservation area.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision

intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The application site is next door to a former B&B, Barms Farm. However the north east elevation of the proposed rear extension will be approximately 40 metres from the nearest elevation of Barms Farm. The proposal is also unlikely to lead to extra noise or light pollution. As such there are no concerns regarding residential amenity.

Highway Safety

The application site currently had 3 garage space, this proposal would remove one of these spaces. However this will still leave ample off street parking provision due to the properties large driveway. As such the proposal presents no highway safety concerns.

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 increase not surface water run-off from the site. However, the proposal does involve additional bedroom and 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 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

The development is considered acceptable in terms of design, amenity, highway safety and nutrient neutrality. It is considered to be in accord with the relevant

policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 30th November 2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council