

DELEGATED DECISION REPORT

HPK/2022/0499
Valid 02/11/2022

**22, LISMORE GROVE,
BUXTON, DERBYSHIRE,
SK17 9AW**

**PROPOSED SPLIT LEVEL
EXTENSION TO PROVIDE
NEW ACCESS PORCH,
STAIRS (SUITABLE FOR
FUTURE STAIRLIFT) AND
ENSUITE BEDROOM ON
LOWER GROUND FLOOR.
PROPOSED SKYLIGHTS.
SOLAR PV PANELS MOUNTED
ON NEW ROOF TO MATCH
EXISTING PITCH INCLUDING
REPLACING EXISTING FLAT
ROOF TO GARAGE (FULL -
HOUSEHOLDER)**

MAIN ISSUES

- **Principle of Development**
- **Design Considerations**
- **Impact upon Residential Amenity**
- **Impact upon Highway Safety**
- **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 detached bungalow which is located within a predominantly residential area. The dwelling is located within sloping land with the rear of the property being sited at a lower land level than the public highway to the front. As such the dwelling is of larger proportions to the rear than front. The dwelling has accommodation within its roofspace. Part of the rear garden is located within Flood Zone 2 and 3, while a Conservation Area is located beyond the rear boundary. The site lies within a Ground Source Protection Zone and within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC).

PROPOSAL

This application seeks permission for the construction of an extension to the side of the property. Due to land level changes the extension and proposed accommodation would be split level. The proposed extension includes the removal of a flat roof of the existing garage and its replacement with a pitched roof. The roof design would match

existing to both front and rear. The extension would create a porch, store, and an additional bedroom with en-suite.

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
CF6 Accessibility and Transport

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22
Neighbour consultation period ends: 06/12/22
Press Advert: N/A

Public Comments

One letter of public representation received raising no objection.

Town / Parish Comments

None received

DCC Highways

No objection

DCC LLFA

No comments

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, whether any amenity issues would arise, whether there would be an impact upon highway safety, flood risk and nutrient neutrality.

Design Considerations

Policy S1a 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.

The High Peak Design Guide (2018), at paragraph 5.5 states that, *“All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*. The High Peak Residential Design SPD (2005), at 9.0 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”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*.

This application proposes the construction of a single storey extension to the side of the existing detached bungalow. The bungalow has an existing attached flat roof garage to the side and the flat roof would be replaced by a pitched roof. The proposed side extension is proposed to be relatively modest in terms of additional projection to the side. The extension would have eaves and ridge heights which would match the existing and as such would not provide any subservience in this regard. Nonetheless, it is not considered that this would be particularly harmful in this instance given the design variety of dwellings in immediate area and the modest nature of the extensions. It is considered that the host dwelling would remain the dominant element and no undue harm to the dwelling would arise from the extensions.

In terms of the impact on the wider area, the proposed extended dwelling would retain sufficient spacing around the site for the development not to result in an overdevelopment of the plot. The dwelling is also sited at a lower land level than the public highway and as such is not prominent at present, while the modest additions would not be unsympathetic in this regard.

It is acknowledged that beyond the rear boundary is a Conservation Area and as such the dwelling is likely to be within the setting of this designated heritage asset. However, given the retention of a gap between dwellings, the distance of the development from the heritage asset, and the residential context of the surrounding area, it is not considered that the proposals would cause harm to the setting of the Conservation Area.

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 Residential Design SPD states, at 9.2, that extensions should *“be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties. They must have regard to the orientation of adjacent homes, the number and position of windows and land levels. Excessive overshadowing of neighbouring habitable rooms windows, glazed doors and private garden/amenity areas should be avoided.”*

The proposed extension would project towards No.24, however the dwellings are sited on a bend in the road, meaning that No.24 is oriented at an angle away from the application site. Consequently, this juxtaposition between properties means that the extension would not result in any adverse loss of daylight to habitable rooms. Furthermore, in this context, the extension would not result in any adverse overbearing or overshadowing on private amenity space with the adjacent property.

Habitable openings would face over the amenity space of the host property and would not be directly face habitable openings of surrounding dwellings.

Highway Safety

The proposed extension would results in an increase of bedrooms at the property. There is no erosion of existing off street parking which is sufficient to accommodate for the dwelling as extended. DCC Highways have raised no objection to the proposed development and it is therefore concluded that the proposed development would not give rise to any impact on highway safety.

Flood Risk

Part of the site lies within Flood Zone 2 and 3 however this is limited to the lower land at the end of the rear garden. The existing dwelling and the proposed extension is sited on land at a higher land level than the areas at risk of flooding. The LLFA have been consulted and have raised no concerns with regard to the proposals in this regard.

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 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 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

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: 22/12/2022

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

