

DELEGATED DECISION REPORT

HPK/2022/0518
Valid 11/11/2022

61A, ANNCROFT ROAD,
BUXTON, DERBYSHIRE,
SK17 6UA

SINGLE STOREY EXTENSION
TO FRONT ELEVATION (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 two storey detached dwelling which is located within an area that is predominantly residential in character. The dwelling has off street parking to the front and private amenity space to the rear. 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 erection of a single storey extension to the front of the dwelling. The extension would project by 1.3m forward at a width of 3.2m and would represent a continuation of the existing forward projection with lean to roof. The extension would be part of an extended kitchen/dining area.

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

HPK/0002/1642 - Garage with new drive size: 6.8m x 3.3m x 5.0m high mats: to match existing – Approved – 23/07/84

HPK/0003/6307 - Extension to lounge and dining room and store room to rear of garage – Approved – 09/07/97

HPK/2006/0105 - Single storey detached garage and conservatory to rear – Approved – 05/04/06

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22
Neighbour consultation period ends: 09/12/22
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

DCC Highways

No objections

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 are 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 construction of a modest single storey extension to the front elevation of the dwelling. The extension would project by 1.3m at a width of 3.2m and would represent a continuation of the existing single storey lean to forward projection resulting in a full width projection from the forward building line.

The forward extension would be of the same design as the existing forward projection in terms of extent of projection, eaves and ridge height and would use materials to match. The extension would remain subservient to the host property and would be sympathetic in character and appearance.

There is a degree of variety within the streetscene which would mean that the proposed extension can be accommodated to the property without causing undue harm to the character and appearance of the streetscene.

The use of materials, which would match existing, are considered to be acceptable.

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 extension is modest in terms of projection and height and is of very limited scale. Given the limited scale of the proposals and its distance from neighbouring dwellings, it is considered that the extension would not result in any adverse amenity issues.

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

Highway Safety

The proposed extension would not result in an increase of bedrooms at the property or result in the erosion of existing off street parking. 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.

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 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, and the fact that the area is already hard surfaced it will not significantly increase run-off from the site. 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