

DELEGATED DECISION REPORT

HPK/2022/0418
VALID 07/11/2022

THE OLD POST OFFICE,
NEW ROAD, BUXWORTH,
DERBYSHIRE, SK23 7NH

NEW PORCH AND BOUNDARY
WALL (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations (inc impact on Heritage Assets)
- Impact upon Residential Amenity
- Impact upon Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Buxworth as defined by the Local Plan policies map. Buxworth is identified as a smaller village within the Settlement Hierarchy. The site relates to a two storey mid terraced dwelling which is located close to New Road with no off street parking. The site lies within the Buxworth Conservation Area.

PROPOSAL

This application proposes the construction of a porch to the front of the dwelling. Amended plans propose a lean-to style roof to the porch. A roadside boundary wall is also proposed. Windows are proposed to the front and western side elevation with door to the eastern elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S6 Central Sub-area Strategy
- EQ6 Design and Place Making
- EQ7 Built and Historic Environment

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Buxworth Conservation Area Character Statement

National Planning Policy Framework

Section 12: Achieving Well-designed Places
Section 16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/6235 - Change of use from shop and cottage to two cottages including replacement windows and door to front and rear – Approved – 21/05/1997

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/22
Neighbour consultation period ends: 27/12/22
Press Advert: 27/12/22

Public Comments

None received

Town / Parish Comments

No objection

DCC Highways

No objections subject to advisory

Conservation Officer

The Conservation Area is not identified, acknowledged or assessed at all in the Heritage Statement and therefore the respective documents for this application have not met NPPF guidance. Namely paragraphs 194. The NPPF recognises that Conservation Areas are designated Heritage Assets, and until such time an appropriate assessment and exploration of the Heritage Asset concerned in this case is undertaken, I cannot give a thorough response.

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Buxworth as defined by the Local Plan Policies Map, which lies within the Central 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, taking on board its location within a Conservation Area, whether an amenity issues would arise, and whether there would be an impact upon highway safety.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings. The application site lies within the Buxworth Conservation Area. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The application proposes a single storey porch extension to the front of the property which is a mid-terraced unit within a row of two storey dwellings. This row of terraced properties is characterised with latter front porch extensions with lean-to roofs. The proposed porch extension, as amended, would reflect the character of this row of terraced properties and would not significantly undermine or alter its overall character and appearance. The use of materials to match the existing property, along with use of timber framed doors and windows would ensure that the finished materials of the extension are appropriate and match the fenestration of the existing dwelling.

The proposal also includes the erection of a low boundary wall which will match those of existing properties, which includes natural stone. Again, this is not considered to be harmful to the overall character and appearance of the Conservation Area provided materials match the existing.

St James Church, a grade II listed building lies to the west of the site. Due to the intervening terraced houses which lies in between the application site and Church, there would be no harm to the setting of the listed building.

The comments of the conservation officer area noted. A brief heritage statement has been submitted, which does identify the significance of the proposals in respect of the conservation area, noting that there are several other examples of porches along the road.

Overall the proposed development would continue to sustain the character and appearance of the conservation area and therefore complies with Local Plan policy EQ7.

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 proposed single storey extension porch extension would be sited in a position which would not breach any daylight standards to habitable rooms of adjacent properties.

No adverse overshadowing or overbearing would arise on the private amenity space of neighbouring properties, while no privacy or overlooking issues would arise. Obscure glazing would be installed to the elevation facing number 5 which would ensure their privacy is maintained.

Highway Safety

The dwelling has no off street parking at present, however the proposal would not increase the number of bedrooms within the dwelling and as such no greater demand for parking would arise. No highway safety implications would arise from the proposed development. DCC Highways have suggested an advisory with regard to works within/close to the public highway.

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: 11/01/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council