

DELEGATED DECISION REPORT

HPK/2022/0408
Valid 14/10/2022

1A CHERRY TREES,
SHERBROOK GROVE,
BUXTON, DERBYSHIRE,
SK17 9ND

STORAGE BUILDING ADDED
TO EXISTING GARAGE
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design
- Residential amenity
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site relates to no. 1A Sherbrook Grove, a detached dwelling located in the Buxton area of Derbyshire. The site consists of a dwelling and attached garage with access taken from a driveway which runs to the front of the adjacent property to the south, no. 1 Sherbrook Grove.

The application site is located within the Development Boundary of Buxton.

PROPOSAL

Householder permission is sought for a single storey extension to the north facing side elevation of the existing garage to facilitate a store. The extension will project 2.44m from the side elevation of the garage with a depth of 4.25m. The structure will be complete in materials to match the existing dwelling and garage and feature a dual pitched roof.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S7 Buxton Sub-Area Strategy
EQ6 Design and Place Making

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None at this location.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/11/2022

Neighbour consultation period ends: 10/11/2022

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received

OFFICER COMMENTS

Principle of Development

The application site located within a built-up area boundary, where new development will be directed in accordance with Policy S2. Accordingly, the general principle of development is considered to be acceptable, subject to design and amenity policies.

Design

Local Plan Policy EQ6 requires developments to be well designed and delivered to a high quality. This reflects section 12 of the NPPF – achieving well designed places.

The proposed extension represents a modest form of development which matches the built form of the existing dwelling well, making use of a dual pitched roof and complete in materials to match the existing garage. The extension represents a subservient form of development, with a ridge height lower than that of the existing garage. Despite projecting adjacent to the boundary with London Road to the north, the proposed extension would not work against any building lines that front this street scene. When viewed from vantage points along London Road the proposal will appear well proportioned and represents an acceptable form of development at this location.

Overall the proposed extensions would represent a form of development that ultimately responds positively to the character of the host dwelling and would not have a harmful impact on the visual character of the street scene.

Accordingly, the proposal is considered to be acceptable in design terms and to satisfy EQ6, the relevant Design SPD's and NPPF paragraph 130.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and to 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.

Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed. The extension would be set sufficiently far away from the neighbouring properties, including numbers 61 and 63 White Knowle Park to the west to avoid significant harm to their residential amenity, including in terms of over overbearing effects, visual intrusion, overshadowing or loss of privacy.

The proposal would not impact on the amenity of any other neighbouring occupants over the existing arrangement and is considered acceptable.

Highway Safety

No alterations to access or parking arrangements are proposed, and the proposal is not considered to give rise to any harm to 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 not increase overnight stays. However, the proposal does involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof and the fact that the area is already hard surfaced it will not significantly increase run-off from the site and in turn 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

Overall, this planning application is considered to represent an appropriate form of development in this location. The design is considered to be both subservient and complementary given the use of form, scale and materials. There are not considered to be any negative impacts on the amenity of neighbours, future residents, highway safety or nutrient neutrality. As such the application is recommended for approval subject to the conditions previously mentioned.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: John Van Eker

Recommendation Date: 06/02/2023

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Signed by: Jane Colley Signature

On behalf of High Peak Borough Council