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Conservation Response.

Date: 01/02/2023.

File/Application ref: HPK/2022/0563.

Case Officer: Declan Cleary.

Proposal: 'Demolition of existing outbuildings and the addition of a single storey side/rear extension with associated internal alterations, to include the construction of detached ancillary accommodation and alterations to the boundary wall fronting the highway'.

Address: 10 Robertston Road, Buxton, Derbyshire, SK17 9DY.

Dear Declan,

This scheme shows a revision of a former application previously refused: HPK/2022/0383.

Firstly, these revisions in this case show a thorough rethinking of the rear extension to house a dining room and small respective utility. See drwg ref: 7029_PL05. Previously in the former application it was a considerably large box like shape and now instead see drwg ref: 7029_PL06 it is seen to be a more modest addition of a domestic character. There seems to be some eaves detailing on the pitch roof which looks to note the principle dwelling more faithfully.

I have no issue with the dining room extension and am content with the revisions as discussed above.

However, despite this, there seems to remain some conflict between the proposed ancillary structure within the garden, and the context of the vicinity. See drwg ref: 7029_PL01, notwithstanding proposed materials appear to be revised, the scale and massing of the ancillary structure now look to be larger in footprint than the rear dining room extension. It is noted a portion of the elevations are shown to be set behind boundary walls, though its proximity to the principle dwelling shown in plan leaves a miniscule space between the two. Further clarity on these proposed materials required, and justification for its size as it currently remains an odd addition.

Regards

Miss E Holland.
Conservation Officer.

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