

DELEGATED DECISION REPORT

HPK/2022/0511
Valid 16/11/2022

66 MACCLESFIELD ROAD
BUXTON

HIP TO GABLE EXTENSION,
REAR DORMER & REAR
SINGLE STOREY EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design Character and Appearance
- Amenity
- Parking Provision and Highway Safety

DESCRIPTION OF SITE

The application relates to No.66 Macclesfield Road, Buxton, a two storey detached residential property that sits to the north of the public highway which is characterised by a half hipped roof and a single storey ancillary garage/workshop with a flat roof that extends beyond the rear elevation of the main house.

The domestic curtilage is made up of a front garden and private driveway, with a larger garden to the rear.

The dwelling lies within a linear form of development along Macclesfield Road, which adorns a variety of architectural styles, roof forms, and materials, with no overall uniformity.

The site is bounded to the south by the public highway. The eastern boundary is shared by No.1 Wye Head, which is orientated so that the rear elevation of this property faces westwards towards the garden of the host property. To the west is the detached two storey property No.68 Macclesfield Road. There is no property immediately to the north of the site, due to the extensive length of the garden.

PROPOSAL

The application seeks permission for extensions and alterations to the residential dwelling that amounts to the following:

- Hip to gable extensions at either end of the property
- Side and rear single storey extension
- Rear flat roof dormer window

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S7 Buxton Sub-area Strategy
- EQ6 Design and Place Making
- CF6 Accessibility and Transport

National Planning Policy Framework 2021

- | | |
|-----------------------------------|------------|
| Achieving Sustainable Development | Chapter 2 |
| Promoting Sustainable Transport | Chapter 9 |
| Achieving Well Designed Places | Chapter 12 |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/0304 Proposed erection of garage and workshop (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 12th January 2023
Neighbour consultation period ends: 15th December 2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

N/A

Derbyshire County Council Highways

No objection

OFFICER COMMENTS

Principle of Development

The application seeks permission for extensions and alterations to an existing dwelling that lies within the built-up area boundary of Buxton, identified as one of the larger Market Towns that stand at the top of the settlement hierarchy under Local Plan (LP) Policy S2. Within Buxton, development which meets housing needs and economic growth will be supported. The site is not constrained by any sensitive statutory designations.

Given the domestic nature of proposed development and the planning policy context set out above, the principle of development is considered to be acceptable subject to an assessment of all relevant planning considerations.

Design Character and Appearance

LP Policy S1 sets out a number of sustainability principles which all new development proposals should incorporate in order to make a positive contribution towards the sustainability of communities and to protect, and where possible enhance the environment.

LP Policy EQ6 states that all development should be well designed to respect and contribute positively to the character, identity and context of High Peak's townscapes, having regard to matters of scale, height, density, layout, appearance and materials.

The High Peak Residential Design Guide SPD (2005) and more recently adopted Design Guide SPD (2018) contains further design guidance for extending and altering domestic properties. Extensions and alterations should respect the scale and height of the parent building reading as a subordinate and secondary addition and respecting the character and appearance of the building through an appropriate choice of materials.

Paragraph 130 states amongst other things that decisions should ensure that developments will add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to the surrounding built environment.

The existing dwelling lies within a street scene that has offers a wide variety of architectural styles and materials with little uniformity. Given that the neighbouring properties both west and east of the site convey gable ends, it is considered that the proposed hip to gable extension is wholly in keeping with the character and appearance of the area and is actively supported in design terms.

Turning to the proposed extension, the dwelling already benefits from a flat roof side extension that was thought to be added in the late 1970's which extends beyond the rear elevation of the main house. Whilst flat roofs are generally not supported due to their unsympathetic appearance and poor design the proposed rear extension would

tie in neatly with this existing extension, and extend across the whole of the back elevation.

There would be no public views of this extension. As such, whilst this form of extension may not be acceptable in other more sensitive and prominent locations, it is considered on this occasion that the introduction of a modest flat roof extension that creates the 'wrap around' with the existing extension is acceptable. The rendering of the rear and side extensions, with red brick to the front would also not be controversial given that both of these materials are present on both the principal and rear elevation.

Turning lastly to the proposed dormer window, it is accepted that a dormer window can be introduced by virtue of Schedule 2, Part 1, Class B of the GPDO, however this would be subject to compliance with all relevant parts of this legislation which includes the use of matching materials.

Whilst it would be undesirable in design terms to see the introduction of a dormer window, given its prominence from the nearby public highway (Wye Head Close), it is accepted that the refusal to accept the principle of a dormer window is unreasonable and not sustainable having regard to the PD fall back position. However, in the interests of good design, the LPA are duty bound to secure the best possible design having regard to its scale, height, and choice of materials.

In its original form, the proposed dormer was considered to be unacceptable with regards to the proposed choice of materials – a neutral coloured render that aligned with that used in the external walls of the house. Essentially, this would result in a white box, sat in an elevated position on a dark tiled roof, which in the view of Officers would be detrimental to both the character and appearance of the existing dwelling and the wider street scene.

Further to ongoing discussions, the latest Elevation Plans (Rev C) show the proposed dormer to have a slightly reduced mass with the choice of materials amended to show slate hung tiles to match the existing roof.

As such, taking all material considerations into account, it is considered that all proposed aspects of development in their revised form are acceptable in design terms, and do not conflict with LP Policies S1 and EQ6, relevant Supplementary Design Guidance and relevant paragraphs under Chapter 12 of the NPPF.

Amenity

LP Policy EQ6 requires all new development to have a satisfactory relationship with existing land and buildings and protects the amenity of the area, which includes residential amenity of neighbouring properties. Aspects of residential amenity include impacts such as a loss of sunlight, overshadowing and overbearing impacts, loss of outlook, and loss of privacy.

The High Peak Residential Design Guide SPD requires extensions to preserve the residential amenity of neighbouring properties, having regard amongst other things

to the relationship between existing and proposed development, the positioning of windows, and the change in land levels.

Paragraph 130 of the NPPF states that planning should create places with a high standard of amenity for existing and future users.

The proposed single storey extension would create a 'wrap around' extension. Although the existing extension would be marginally deeper than the existing extension there would not be any resultant harm to the amenity of the neighbouring property No.68 with regards to any overbearing impacts, or loss of sunlight. There would be no breach of the 45 degree line from their rear windows. The lack of fenestration in the side elevation facing this property means that there would not be any harm with regards to overlooking or loss of privacy.

The modest single storey rear extension would be sited a sufficient distance from the boundary of the neighbouring property No.1 Wye Head to the east to not result in any overbearing impacts, and for similar reasons to those described above, there would not be any adverse harm to the amenity of the occupiers of the neighbouring property.

The introduction of the dormer window would not result in any adverse harm to residential amenity given that the minimum distance of 21m is achieved to the nearest properties to the north east which are located a considerable distance beyond the rear boundary.

In light of the above analysis, it is considered that the proposed extensions and alterations to the existing dwelling would preserve the residential amenity of all neighbouring properties in accordance with LP Policy EQ6, the Residential Design Guide SPD and paragraph 130 of the NPPF.

Highway Safety

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network and provides suitable off-street parking provision in accordance with guidelines set out under Appendix 1 of the Local Plan.

Paragraph 110 of the NPPF states that in assessing applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users.

The Proposed Floor Plans show that as a result of the proposed extensions and alterations, there would an increase of one bedroom, resulting in a five bedroom property. Sufficient space is available on the existing driveway to accommodate off-street parking provision. The Highways Authority have not raised any objections.

In light of the above, it is considered that that the proposed extensions and alterations would not result in any adverse harm to highway safety, in accordance with LP Policy CF6 and paragraph 110 of the NPPF.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

The application seeks permission for various extensions and alterations to No.66 Macclesfield Road, Buxton, which lies within the built-up area boundary and is not constrained by any sensitive statutory designation.

An assessment of each aspect of development has concluded that in their revised form, whilst not actively promoting high quality design, the proposed extensions and alterations do not conflict with relevant local and national policies and relevant supplementary design guidance to the extent that a reason for refusal on design grounds could be justified.

As such, the application is considered to constitute a sustainable form of development and in line with LP Policy S1a and paragraph 11 of the NPPF is recommended for approval.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 13th February 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council