

DELEGATED DECISION REPORT

HPK/2022/0513
Valid 12/12/2022

39, TEMPLE ROAD,
BUXTON, DERBYSHIRE,
SK17 9BA

THE PROPOSAL INCLUDES A
FIRST STOREY EXTENSION
ABOVE THE EXISTING
ATTACHED GARAGE AND A
SINGLE STOREY REAR
EXTENSION (FULL -
HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations (inc Heritage Assets)
- Impact on Residential Amenity
- Impact on Highway Safety
- Impact on Trees
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Buxton as defined by the Local Plan policies map. The site relates to a two storey detached property which is located within a predominantly residential area. The site benefits from private amenity space to the rear and parking to its front. The site is located within The Buxton College Conservation Area. The trees on the front site boundary are covered by TPO.

PROPOSAL

This application proposes the construction of a first floor extension to the side of the property, above the existing garage, and a single storey rear extension. The proposed side extension would have a gable fronted design with render finish. The rear extension would be flat roofed and include vertical timber cladding, with a green roof. The extensions would create an additional bedroom at first floor level and extended kitchen/dining room, and living room at ground floor.

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
- EQ7 Built and Historic Environment

EQ9 Trees, Woodlands and Hedgerows

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)
Buxton Conservation Areas Appraisal (2007)

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2016/0366 - Proposed replacement doors and windows – 07/10/16

CONSULTATIONS

Publicity

Site Notice expiry date: 16/01/23
Neighbour consultation period ends: 19/01/23
Press Advert: 19/01/23

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

No highway safety comments to make

DCC Countryside Officer (Trees)

None received (pre submission advice given)

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. Within such locations householder development is acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate, taking into

consideration its location within a Conservation Area, whether any amenity issues would arise, whether there would be an impact upon highway safety, trees and nutrient neutrality.

Design Considerations (Impact on Heritage Assets)

Paragraph 197 of the NPPF states that “In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy S 1a states that all new development should contribute to sustaining communities and protected and/or enhance the environment. Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale. Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

The application site lies within College Conservation Area which is a designated heritage asset. The application proposes a first floor side extension and single storey rear extension.

The proposed two storey dwelling has an existing single storey garage located to its side. The proposed first floor extension would be positioned directly above this garage. The extension would be set back from the front building line and the existing projecting gable on the opposite side of the dwelling. While the ridge height would match that of the existing dwelling, it is considered that the extension would appear as a subservient addition with the original dwelling remaining the dominant element. Furthermore, the proposal seeks to replicate the projecting gable design of the existing dwelling, which would provide some further balance to the front elevation.

In terms of the impact upon the wider area and Conservation Area, the proposed extensions would be complimentary to the existing dwelling and would not create a visual conflict in the area. As such the proposals would not cause harm to the significance of the Conservation Area.

The rear extension would include an alternative design approach with flat green roof, and vertical timber boarded elevational treatment. The flat roofed extension would remain subservient to the host dwelling and it is considered that the dwelling, which is of relatively modern construction, can accommodate the change without causing harm to its overall character and appearance. However, the use of timber boarding would introduce an alien material into an area which is typified by gritstone and render. As noted in the adopted Design Guide 2018 at paragraph 7.25 “There is no tradition of external timber boarding in High Peak”. Moreover, the adopted Buxton Conservation Areas Appraisal in respect of Temple Road also refers to materials along the Road stating that “although the street exhibits a much freer use and wider

range of materials..... they all, however share a solid ground floor of local gritstone.”
p102.

Therefore, it is considered necessary to impose a condition which requires alternative elevational materials, to compliment the existing dwelling and sustain the character of the conservation area, either in render or stone.

Subject to the imposition of a suitably worded condition it is considered that the extensions would not result in any adverse harm to the character and appearance of the area or significance of the Conservation Area, and would continue to sustain it. The proposals are considered to be compliant with the Policies of the Development Plan and national planning guidance, and would not result in harm to the significance of heritage assets.

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 first floor side extension would increase the mass of development from its northern aspect. To the north is No.37 Temple Road which has rear facing principal openings which face towards the side elevation of the application site. The distance between openings and the proposed extension would be approximately 13.8m which is considered to be an appropriate spacing distance between principal openings and a flank elevation so as to not give rise to adverse loss of light or outlook.

The extension would be 2.5m from the site boundary which would provide some visual relief from the rear garden space of No.37, while beyond the boundary is an existing detached garage which would provide some further visual relief so that the extension would not appear unduly overbearing. It is considered that the proposal, given the orientation, would result in some overshadowing on the rear amenity space of No.37. However, given the existing relationship, and presence of the garage the degree of overshadowing would not be so significant as to adversely affect the amenity of that property.

Principal openings would be located to the front and rear of the extension and would be sufficiently spaced from any directly facing windows. While the proximity to the rear boundary is sufficient to ensure adverse overlooking would not arise.

The proposed single storey rear extension would be sited close to the boundary with No.41 to the south. Within the curtilage of that property is a detached garage which would be sited immediately to the south of the proposed rear extension. Given the modest scale of the proposals and intervening features it is considered that the rear extension would not give rise to any amenity issues through overbearing, overshadowing or loss of light.

Highway Safety

The proposal would increase the number of bedrooms within the development with the proposals, however the site enjoys ample off street parking which could accommodate for any uplift in demand for off street parking. DCC Highways have raised no concerns with regard to the proposed development.

Impact on trees

There are trees within the curtilage and adjacent to the property which are covered by a Tree preservation Order. The application has been supported by a Tree protection plan to indicate the measures which will be taken to protect trees during construction. Advice was offered by the Tree Officer prior to the submission of the application which was supportive of the approach adopted. It would be necessary to ensure that all measures are carried out, which can be secured by condition.

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 roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof, which would be a green roof, it will not significantly increase run-off from the site. The proposal also involves additional accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. 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: 10/02/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council