

DELEGATED DECISION REPORT

HPK/2023/0011
Valid 13/01/2023

8 SHERBROOK GROVE
BUXTON

SECOND STOREY EXTENSION
AND EXISTING
CONSERVATORY ROOF TO
BE REPLACED.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Highway Safety
- Nutrient Neutrality
- Trees

DESCRIPTION OF SITE

8 Sherbrook Grove is a 3 bedroom semi-detached with single storey side extension and conservatory. the property has a large secluded driveway to the front, with a rear garden which steps up away from the house. the entire property is set back from the main road, and not visible from the highway.

PROPOSAL

Planning permission is sought for a second storey extension, on top of the existing single storey, flat roofed, extension. The proposed extension will add an extra bedroom with ensuite to the property, making it a 4 bedroom house. this second storey extension will be set back from the principle elevation with a lower roof line than the original dwelling house.

It is also proposed to replace the roof of the existing conservatory with a flat roof with lantern sky light.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making

Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/5974 – Storm porch/ conservatory APPROVED 11/11/1987

HPK/2002/0475 – landscaping to front of house APPROVED 31/07/2002

HPK/2020/0315 - Double storey side extension to replaces existing flat roof kitchen with new lean to roof to front elevation to replace conservatory WITHDRAWN

CONSULTATIONS

Publicity

Site Notice expiry date: 23/02/2023

Neighbour consultation period ends: 06/02/2023

Press Advert: N/A

Public Comments

Neither (0)

Objection (0)

Support (1):

I am the owner of the tree and woodland which is referred to in this application. I am also the neighbour of the applicant. I support the application to build as shown. In relation to the tree survey submitted, the sycamore tree has already been trimmed as far as necessary in accordance with my approved application to HPBC. This tree in my opinion is not near enough the proposed building extension to need an further work on it. if this is not accepted and the tree needs further work, as the tree owner I insist that it is carried out by Shane Smith of SAPS Tree Services at the applicants expense.

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

None Received

County Planning (Flood Risk management)

None Received

Severn Trent Water Buildover Team

None Received

Buxton Mineral Water Ltd

None Received

HPBC Arboricultural Officer

None Received

OFFICER COMMENTS**Principle of Development**

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Therefore the principle of the development is acceptable subject to consideration of the following policy.

Design

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale

The Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The adopted High Peak Design Guide 2018 sets out the parameters which new development should respond to. In respect to extensions it states at paragraph 5.5 that:

All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help.

The proposed second storey extension is set back from the principle elevation, with a lower roof line than the original dwelling house. As such the proposed extension achieves a subordinate character when compared to the original dwellinghouse.

Furthermore the proposed roof mimics that of the dual pitched original roof and will be finished using matching materials. This picks up key characteristics of the host building, harmonising with its appearance. It will also improve the appearance of the existing flat roofed side extension which is not in keeping with the host dwelling.

The adjoining property has previously constructed a similar style extension, (figure 1), as have several other properties along Sherbrook Grove. This provides no.8 with the benefit that the proposed second storey extension will restore balance to the pair of semi-detached properties. As such the proposed extension will be in keeping with the character of the street.

The proposed replacement roof to the existing conservatory roof will improve the existing appearance which maintaining the character of the existing extension as a conservatory. While flat roofs are generally considered poor design a pitched and tiled roof would look out of place and at odds with the host dwelling. Furthermore the existing conservatory is not seen from the main road, Harpur Hill rd, nor is it seen from Sherbrook grove itself due to the end position of the application site. As such the proposal is unlikely to be seen from anywhere outside of the applicants front garden. As such the proposal is considered acceptable.



Figure 1 – Extension on no.7 Sherbrook Grove.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed second storey extension overlooks some woodland, rather than a neighbouring property. As such there are no overshadowing or overlooking concerns presented by the instruction for this second storey. There is no neighbour opposite the front elevation of the proposed extension and as such the 21 metre guidance distance is not breached. To the rear of the application site is mature vegetation ensuring the 21 metre rule is not breached to the rear.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. Appendix 1 states that any property of 4 or more bedrooms requires a minimum of 3 off-street car parking spaces.

The application site has an ample driveway which can accommodate more than 3 cars comfortably. As such the addition of the extra bedroom will not create any highway safety concerns.

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 surface water run-off from the site. However, the proposal does involve additional bedroom 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 it 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.

Trees

The proposed second storey extension is next to an area of woodland (Sherbrook wood). The applicant has provided a tree survey which notes that the canopy of a nearby sycamore may need to be trimmed in the construction process. No objections have been received from the HPBC Arboriculture officer. However, as such a tree is protected by a TPO it is felt that if any cutting back should be required a separate application should be necessary.

There are a number of trees next to the application site, however it is not proposed to alter the ground floor level, but to only add a second storey to the existing extension. As such it is felt that the trees should not be harmed.

CONCLUSION / PLANNING BALANCE

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 27th February 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council