

DELEGATED DECISION REPORT

HPK/2023/0031
Valid: 26/01/23

**74, CORBAR ROAD,
BUXTON, DERBYSHIRE,
SK17 6RJ**

**SINGLE STOREY EXTENSION
TO EXISTING 3 STOREY
RESIDENTIAL BUILDING.
FRONT STEPS TO BE
RECONFIGURED (FULL -
HOUSEHOLDER)**

MAIN ISSUES

- **Principle of Development**
- **Design Considerations**
- **Impact on Residential Amenity**
- **Impact on Highway Safety**
- **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 semi-detached property, with accommodation in its roofspace, which is located within a predominantly residential area. The site benefits from private amenity space to the rear with garage and off street parking located off Lightwood Road. Pedestrian access is via Corbar Road, with the dwelling sited at a lower land level than the public highway.

PROPOSAL

This application proposes the construction of a single storey side extension which would replace the existing conservatory located to the side. The extension would have a lean-to roof and finished is proposed to have a render finish to its elevations and clay tiles to match existing. The extension would provide an open plan kitchen and family room.

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

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2001/0512 - Change of use from guest house to one private dwelling –
Approved – 28/11/01

CONSULTATIONS

Publicity

Site Notice expiry date: 30/01/23
Neighbour consultation period ends: 22/02/23
Press Advert: N/A

Public Comments

One letter of representation received. The comments relate to access during construction and impacts on neighbouring land.

Town / Parish Comments

None received

DCC Highways

There are no highway safety objections to the above mentioned planning application.

HPBC – Arboricultural Officer

No objection

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, whether any amenity issues would arise, whether there would be an impact upon highway safety, and nutrient neutrality.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing

the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an area's character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

Further guidance for extensions is contained within the High Peak Residential Design Guide SPD (2005), and the Design Guide SPD (2018).

The Residential Design Guide (2005) provides guidance in section 9, and states that extensions should be designed to be subordinate to the main house and that an extension results in a dwelling which is well designed in itself.

The Design Guide SPD (2018) at 5.5 states that extensions should harmonise with the parent building and should respect the dominance of the original building, being subordinate to it in terms of size and massing.

The proposed extension would be sited to the side of the property and would replace the existing conservatory. The extension would be single storey and modest in its overall proportions. The extension would appear as a subservient addition to the host dwelling, with the existing remaining the dominant part of the building. The extension includes a lean-to roof, and while the roof pitch would not match that of the existing gables on the host dwelling, the modest scale of the extension, and its siting is such that it would not result in an incongruous addition to the host dwelling.

The extension is proposed to be finished in render with tiles to match existing. The host dwelling has a mix of painted stone work and render to its elevations. It is not considered in this instance, that the use of render would be inappropriate. It is also noted that render is prevalent elevational treatment in the surrounding streetscene.

The siting of the development would be to the side of the dwelling. The dwelling is set at a lower land level than the streetscene and as such the single storey extension would not be a prominent or incongruous addition to the streetscene.

It is considered that the proposal alterations to the existing steps down to the dwelling from Corbar Road would not cause harm to the character and appearance of the streetscene.

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 extension is proposed to replace the existing conservatory to the side of the dwelling. The extension would be a larger construction than existing. The application site is set at a lower land level than the immediate adjacent neighbour,

No.72. The extension is relatively modest and with the land level difference it is considered that the proposals would not result in any undue harm through loss of daylight, overshadowing or overbearing. The principal opening to serve the extension would be located to the rear and would face over the garden of the existing dwelling. It is not considered that any amenity issues would arise through loss of privacy or overlooking.

Highway Safety

The proposal would not increase the number of bedrooms and as such would not result in any uplift in demand for off street parking. DCC Highways have raised no concerns with regard to the proposed development.

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. 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.

Other matters

Neighbour comments are noted. However, access rights are not a material planning consideration and grant of planning permission does not grant the right to access over neighbouring land.

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: 21/03/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council