

DELEGATED DECISION REPORT

HPK/2023/0027
Valid 26/01/2023

BROOKSIDE COTTAGE
MACCLESFIELD OLD ROAD
BUXTON

PROPOSED DOUBLE
GARAGE. REVISION TO
PREVIOUS PLANNING
APPROVAL HPK/2019/0534

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

Brookside Cottage is a detached dwellinghouse, accessed via a long driveway from Macclesfield Old Road. The dwellinghouse is set back behind a series of semi-detached dwellings along the road. The property has a footpath which runs alongside the southern and eastern boundary of the site. To the northern boundary is the river Wye.

The cottage is rendered in white, with a slate roof. The property has previously had a number of extensions to enlarge the cottage. To the front of the cottage is a large grass area, with grave driveway. The property can comfortably accommodate off-street parking for 4 or more vehicles. Behind the cottage is a grave driveway in front of 2 detached garages.

PROPOSAL

Planning permission is sought for the replacement of the existing detached garages with a detached double garage. The proposed garage will sit where the existing garages are located.

The proposed double garage will be rendered in white with a blue slate roof to match the dwellinghouse. The front of the garage will have 2 garage doors. The side elevation, closest to the main dwelling house will have a side access door. Two uPVC windows will be located in the rear elevation of the proposed garage.

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/0001/4018 – For Proposed Single Storey Extension APPROVED

HPK/2017/0078 – Proposed single storey side extension APPROVED 26/04/2017

HPK/2018/0398 – First floor extension APPROVED 23/11/2018

HPK/2019/0534 – Proposed first floor extension to west and replaces existing garages with new garage with ancillary accommodation above. APPROVED 29/01/2020

CONSULTATIONS

Publicity

Site Notice expiry date: 13/03/2023

Neighbour consultation period ends: 23/02/2023

Press Advert: 01/03/2023

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No objection provided that the following condition is included in any approval

The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling house. It shall not be let, sold or otherwise occupied as a separate unit of accommodation at any time.

Derbyshire County Council Flood Risk Management

None Received

Peak & Northern Footpaths Society

Thank you for the opportunity to comment upon this application. Although Buxton Footpath No 36 passes alongside this property, we note that it is not affected by the proposal. However, we would ask that a condition is attached to any permission requiring the footpath to be open and safe to use during and after any works.

Ramblers Association

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

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

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 High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The existing garages are dilapidated in appearance and do not match the character of the Brookside Cottage. In contrast proposed garage complements the character of the main dwellinghouse. the proposed use of render and slate match the materials of the host dwelling. The pitched roof takes its inspiration from that of Brookside Cottage.

The 2 rear windows in the rear elevation no not match or resemble those of the main dwellinghouse. the windows on the host dwelling have a vertical emphasis, where those proposed for the garage are horizontal in their emphasis. However these windows are on the rear elevation and will not be seen. The nearby foot path does not run close enough to the rear of the proposed garage for these to be visible.

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 garage will replace 2 existing garages. The proposed location for the double garage is hidden from view of the main road, by the main dwelling house itself. The proposed garage is also hidden from the view of the nearby footpath, and semi-detached properties by a large and mature hedgerow. As such the proposed garage will not impact upon neighbouring amenity

Highway Safety

The proposed double garage will replace two existing garages. As such it will not impact upon the amount of available off-street parking.

County Highways have requested that it be conditioned that the proposed garages can not be converted to any other use. This is to ensure that the off-street parking provision is maintained in future. Provided that this condition is implemented there are no 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 increase overnight stays or surface water run-off from the site. 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.

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: 13th March 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council