

## DELEGATED DECISION REPORT

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**HPK/2023/0044**  
**Valid 03/02/2023**

**CARRINGTON HOUSE NEW**  
**ROAD**  
**BUXWORTH**

**TWO STOREY SIDE**  
**EXTENSION WITH PORTICO**  
**TO EXISTING**  
**DWELLINGHOUSE.**

**(FULL - HOUSEHOLDER)**

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### MAIN ISSUES

- Design
- Green Belt

### DESCRIPTION OF SITE

Carrington House is a large detached dwellinghouse located within the Green Belt. The property sits isolated from other dwellings along New road, with the nearest dwelling being some 100 metres away. The house boasts a symmetrical front facade, with minimal fenestrations, There are corresponding grand entrance doors on both the front and rear elevations. Symmetry is seen throughout the building with a service block on the northern elevation.

The dwelling is constructed of natural stone and a natural slate roof, with timber windows and doors.

Carrington House occupies a large plot of land which is used for domestic purposes which provides a large number of parking spaces, approximately 8 spaces. The property also has some outdoor amenity space to either side and to the rear of the property.

### PROPOSAL

Planning permission is sought for a large 2 storey side extension on the north side of the dwelling house, where the existing service block is located. This will also create a side entrance, with portico. It is intended that this side extension will extend the kitchen and Lounge on the ground floor, while extending 2 bedrooms on the first floor and 2 bedrooms in the attic (third floor)

It is proposed that this side extension be pebbledash rendered with quoin detailing. The roof, windows and doors will match the existing. The extension will be stepped back from the front elevation, with the pitched room stepped down at the ridge line.

### 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 4 Green Belt Development  
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  
Section 13 Protecting Green Belt land

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

HPK/2012/0240 – Proposed renovations and alterations to existing property, including developments of existing roof space with associated dormers APPROVED 19/06/2023

NMA/2023/0028 - Non Material Amendment To Hpk/2012/0240 To Remove Existing Render, Replace Existing Chimneys With New, Retention And Refurbishment Of Existing Front And Rear Doors, Removal Of Chimney To Two Storey Annexe And Replacement Of Roof To Annexe And Single Store APPROVED 22/10/2013

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 8<sup>th</sup> March 2023  
Neighbour consultation period ends: N/A  
Press Advert: N/A

### **Public Comments**

None Received

### **Town / Parish Comments**

Chinley, Buxworth and Brownside Parish Council has no objections to this application. However, they would suggest that consideration be given to a natural stone construction and finish for the extension to match the existing house rather than render or pebbledash

## **Environmental Health**

N/A

## **Derbyshire County Council Highways**

It is considered that the application will have no highway impact and on that basis there are no highway objections to the application

## **OFFICER COMMENTS**

### **Principle of Development**

LP Policy S 2 identifies Buxworth as a smaller village where only limited development should be allowed to meet local rural needs. Acceptable development must be consistent with maintain and enhancing their distinctive character and appearance.

However this site is within open countryside and therefore must be considered under the 'other rural areas category' which includes 'all other areas outside of the settlement boundary of settlements, including those villages, hamlets and isolated groups of buildings in the Green Belt and the Countryside which do not have a settlement boundary as defined on the Policies Maps. Development will be strictly limited to that which has an essential need to be located in the countryside or comprises affordable housing in accordance with policies EQ3 and H5'.

The application site is also lies within the Green Belt. Paragraph 147 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. LP Policy EQ 4 states that within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy. As such to must be determined if the proposal is considered appropriate development for within the Green Belt.

NPPF Paragraph 149 (c) states that the extension or alteration of a building is considered appropriated development provided that it does not result in disproportionate additions over and above the size of the original building.

Although a two storey side extension is proposed it will only result in a 16% increase in the properties volume. This is not considered to be a disproportionate addition over and above the size of the original building. As such the proposal is considered acceptable in principle, subject to examination of the relevant policies.

### **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 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 Residential (SPD) (2005) paragraph 3.15 states that limited use of render will be acceptable on end gables in character with traditional details. Render should be finished in naturalistic tones reflecting local colours within stonework. Rendered and lime washed frontages are not characteristics to the High Peak.

Paragraph 7.14 continues that one of the most distinctive qualities of traditional buildings in High Peak is the use of locally sourced natural stone for walling and stone or slate for roofs. It follows therefore that, wherever possible, and particularly in sensitive locations, new buildings should be constructed from the same palette of materials.

The proposed extension is considered to complement the host building well, the design draws from the symmetrical nature of the host dwelling, and its hipped roof form. The introduction of a portico is considered to be in keeping with buildings of this time frame. The extension is set sufficiently back from the principle elevation to distinguish itself as a later addition to the property.

The use of pebbledash render is considered unacceptable and out of keeping with the host dwelling. As such it is recommended natural stone be used as an alternative material and that this should be secured via condition.

### **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 application site is in a remote location with the nearest neighbour being approximately 110 meters away. As a result the extension will not have any amenity impact upon surrounding neighbours.

### **Highway Safety**

The proposal will enlarge 4 existing bedrooms but will not create any additional bedrooms. Furthermore, the proposal will not impact upon the existing parking

provision for Carrington House. As such there are considered to be no highway safety concerns.

## **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 :    Approval**

**Case Officer: Rachel Robinson**

**Recommendation Date: 30<sup>th</sup> March 2023**

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Signed by: Jane Colley Signature

**On behalf of High Peak Borough Council**