

DELEGATED DECISION REPORT

HPK/2023/0003
Valid: 16/02/23

10, HOLKER ROAD,
BUXTON, DERBYSHIRE,
SK17 6QN

SMALL REAR EXTENSION,
SLIGHTLY LARGER THAN THE
EXISTING PORCH (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, 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 both Holker Road and Sylvan Cliff. The site lies within the Buxton Hardwick Conservation Area.

PROPOSAL

This application proposes the demolition of the existing porch to the rear of the property and its replacement with a single storey extension. The extension would have a lean-to roof with tiles to match and the elevations are proposed to have a render finish. The extension would provide a kitchen extension.

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

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 06/04/23

Neighbour consultation period ends: 30/03/23

Press Advert: 30/03/23

Public Comments

None received

Town / Parish Comments

N/A

DCC Highways

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

DCC Archaeology

The proposal site is within the Council's Area of Archaeological Interest associated with the Roman settlement in Buxton, and is just immediately adjacent to an entry on Derbyshire Historic Environment Record for Roman finds discovered during the construction of Holker Road in 1903 (MDR320). The proposed porch however involves only very minor ground disturbance to an already disturbed area mostly within the footprint of an existing porch and presumably on relatively shallow footings. I do not feel in this instance that an archaeological response is justified under the policies at NPPF chapter 16.

Conservation Officer

No comments to make.

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, having regard to heritage assets, whether any amenity issues would arise, whether there would be an impact upon highway safety, and nutrient neutrality.

Design Considerations (including impact on Heritage Assets)

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 areas 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.

Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance. The application site lies within the Buxton Conservation Area, which is a designated heritage asset.

The proposed extension would be sited to the rear of the property and would replace the existing porch which is of modest proportion. The extension would be single storey and would also be 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, which given its the modest scale 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, and its semi-detached pairing comprises predominantly render to its elevations. The proposed openings would be constructed from UPVC. The existing dwelling, and its semi-detached pairing comprise UPVC openings in their entirety. It is not considered in this instance that the use of render, or UPVC, would be inappropriate given the exiting dwelling design having regard to the Councils duty to conserve Conservation Areas.

The siting of the development would be to the rear of the dwelling. While the dwelling is located on a corner plot, and would be visible from Sylvan Cliff, given the modest scale of the proposals it is not considered that the extension would be detrimental to the character and appearance of the streetscene. Overall the extension would sustain the importance of the heritage asset.

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 porch to the rear. The extension would be marginally larger construction than existing. The extension is modest and given the distance from neighbouring properties, the proposals would not result in any undue harm through loss of daylight, overshadowing or overbearing. Windows 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, 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.

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: 06/04/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council