

DELEGATED DECISION REPORT

HPK/2023/0063
Valid 16/02/2023

42 ST PETERS ROAD
BUXTON

REMOVAL OF EXISTING BAY
WINDOW AND RAISED PORCH
AREA TO CREATE SUNROOM.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Conservation Area – Heritage
- Design
- Amenity

DESCRIPTION OF SITE

42 St Peters Rd is a semi-detached property of stone with a clay tile roof. The property has a front facing dormer and bay window on the front elevation. To the rear the property has a rear dormer, bay window and raised porch providing access down to the garden. There is also a door at basement level with steps leading up not the garden.

The rear garden is set slightly below the level of the dwellinghouse with a patio area leading to a grass lawn. the rear curtilage is bordered with low boundary treatments made up of a combination of soft landscaping and low level fencing and stone walls.

The property benefits from a driveway providing parking for 2 vehicles off the private road.

PROPOSAL

Planning permission is sought for the removal of the existing raised porch and rear bay window. This is to be replaced with a sunroom. The proposed sun room will extend 2.6 meters from the rear elevation of the house, this is approximately 1 meter further than the existing raised porch. The sun room will be 3.9 meters in width, and will be set back from the side elevation of the property.

It is proposed to have french doors on the north eastern elevation, with steps leading down into the garden. The rear elevation will have 2 casement style windows, facing over the garden. The south western elevation will have a further casement window.

The roof will be pitched with 3 roof lights.

This proposal would not impact upon the basement entrance to the property at the rear. Nor will the proposal impact upon the existing front elevation of the property.

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
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving Well-designed Places
Section 16 – Conserving and Enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2016/0238 – demolition of existing bay window, rear porch and steps and construction of a single storey rear extension APPROVED 13/06/2016

CONSULTATIONS

Publicity

Site Notice expiry date: 22/03/2023
Neighbour consultation period ends: 21/03/2023
Press Advert: 30/03/2023

Public Comments

None Received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety objections

HPBC Conservation Officer

No Objection subject to the following condition:

- Prior to commencement of works on site a material sample of the proposed stone type for the new conservatory is to be provided for consideration to ensure an accurate ensemble between the principle dwelling and new conservatory.

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 and heritage

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.”

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.

LP Policy EQ 7 states that the council will conserve heritage assets in a manner appropriate to their significance.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposed development will replace an existing raised porch and bay window. The proposed sun room is of an appropriate scale and height and will form a subordinate addition to the dwelling. The extension will use materials similar to those of the existing building. However, the host building has clay tiles, whereas the application form states slate will be used for the proposed sun room. In order to

provide a better design and to preserve the character of the dwelling clay tiles will be secured by condition.

It is considered that the proposed development will not impact upon the conservation area and will continue to sustain the importance of the heritage asset.

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 sun room will have 2 windows on the rear elevation facing the rear elevation of no. 64 Glenmoor Rd which is located approximately 31m away. As such there would be no harm to the privacy of this neighbour.

On the north-eastern elevation it is proposed to place French doors, which provide access to the garden via some steps. The access to these steps is considered too narrow to provide a place where occupants could place a chair and table to sit. As such no prolonged period of time will be spent on this patio area, creating no privacy concerns for the adjoining property. However, the French doors may lead to overlooking into the adjoining properties garden and porch. As such it is recommended that these doors be obscure glazed to ensure the neighbours amenity is not harmed.

A window is proposed for the south western elevation. This would create overlooking onto the patio of the neighbouring property no. 40. Revised plans to remove this window were requested but not received. As such it is recommended that this side window be obscure glazed and fixed/non-opening. This will allow for the preservation of neighbouring amenity.

Highway Safety

The proposed development will not increase the demand for off-street parking at the application site. Nor will the proposed development impact upon the current provision of off-street parking. As such the development would not raise 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 increase overnight stays. However, the proposal does 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 and in turn 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 : **Approval subject to conditions**

Case Officer: Rachel Robinson

Recommendation Date: 11th April 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

