

DELEGATED DECISION REPORT

HPK/2022/0463
Valid 10/10/2022

9 RIDGEWOOD
ANNCROFT ROAD
BUXTON

REMOVAL OF EXISTING REAR
UTILITY ROOM AND
CONSTRUCTION OF NEW
SINGLE STOREY REAR
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design

DESCRIPTION OF SITE

Ridgewood, 9 Anncroft Road is a peddle-dash semi-detached property. The rear of the property has an existing small, conservatory style extension. The neighbouring property no. 11, has a similar style rear extension.

Semi-detached properties are characteristic of Anncroft Road, however there are a variety of styles to the semi-detached properties along the road. Other properties along Anncroft have also previously had rear extension of varying natures, dependant on the character of the host dwelling.

PROPOSAL

Planning permission is sought to extend remove the existing rear extension and construct a larger extension. The proposed extension will run the width of the property at the rear. The rear of the existing property has a two storey bay windows, from which the proposal will project 2.7m. The property also has a rear porch, which would be demolished and replaced with the extension.

Revised planes received April 2023:

Revised plans show that the proposed extension has a maximum depth of 3m and will run almost the width of the property leaving a small gap between the land of the adjoining neighbour.

The proposed extension roof which will continue the pitch line of the existing rear porch. 3 roof lights will be placed within the proposed extension. The rear elevation of the proposed extension will have large bi-folding doors providing access to the rear garden. The proposed extension will be pebble dash rendered with a slate roof to match the existing 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
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 23/12/2022
Neighbour consultation period ends: 08/11/2022
Press Advert: N/A

Public Comments

Neither (0)
Support (0)
Objection (1):

- Concerns regarding the maintenance of the extension sidewall, without needing to enter the garden of no. 11 Annecroft Rd

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety comments to make.

Severn Trent Water Buildover

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

100mm to 225mm diameter sewers – 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.

300mm to 999mm diameter sewers – 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.

Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

Further information about the transfer, along with guidance to determine whether they're served by a public sewer can be found on our website:

<https://www.stwater.co.uk/my-supply/waste-water/looking-after-your-sewers/sewer-pipe-responsibility/>

OFFICER COMMENTS

Principle of Development

LP Policy S 2 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 material considerations.

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 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 proposed extension will be finished in materials to match those of the existing dwelling. Furthermore the proposed lean too style of the extension will continue the

character of the original lean too rear porch. The overall character of the proposed development will match that of the host dwelling.

Concerns have been raised by the occupant of no.11 Annecroft Rd regarding how the external wall of the proposed extension will be maintained without entering the property. However the proposed extension will be built on the applicants land, and will not meet the boundary of no. 11. As such maintenance of this nature is considered to be a civil matter, rather than a material consideration and will be a matter for both parties to agree.

Overall the simple design and scale of the extension will compliment the character of the host dwelling, reflecting other extensions which can be found in the immediate area.

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 extension will breach the 45 degree rule regarding the rear windows of no. 11. However, the proposed development will be located to the north-east of this window. The sun orientation travels from east to west, favouring the southern angle. As such the proposed extension will only overshadow no.11 for a very small part of morning hours. For the majority of daylight hours no. 11 will benefit from being situated to the south of the application site. As such any amenity concerns are overcome due to the orientation of the application site.

Furthermore, the proposed extension, as shown in revised plans, could be constructed under permitted development rights of the GPDO (2015). As such should the application be refused on amenity grounds the extension could still be constructed under Class A, Part 1, Schedule 2 of the GPDO. Therefore this fall back position is realistic and is therefore given due weight, when considering the impact on residential amenity.

Highway Safety

The proposed development will not increase the demand for off-street parking and as such 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. 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 the fact that the area is already hard surfaced 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

Case Officer: Rachel Robinson

Recommendation Date: 12th April 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council

