

DELEGATED DECISION REPORT

HPK/2023/0030
Valid: 25/01/23

7, HEATH STREET,
BUXTON, DERBYSHIRE,
SK17 6LT

TWO STOREY REAR
EXTENSION TO DWELLING
(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 terraced property which is located within a predominantly residential area. The site benefits from private amenity space to the rear with on street parking to its front. The site lies opposite St Marys Church which is a Grade II Listed Building.

PROPOSAL

This application proposes the construction of a two storey rear extension. The extension would infill the existing recess to the rear of the property. Eaves height would match existing while the proposed roof would match the pitch of the existing roof slope. The scheme proposes alterations to the rear elevation to include a larger first floor window and render to the elevation. The extension would create an open plan kitchen/dining room at ground floor level and reconfiguration of the first floor layout to provide a larger bedroom and relocated bathroom.

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

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 30/01/23

Neighbour consultation period ends: 17/02/23

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

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

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, whether any amenity issues would arise, whether there would be an impact upon highway safety, and nutrient neutrality.

Design Considerations

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.

The proposed extension would be sited to the rear of the existing property and would be two storey in nature. The extension would essentially infill an existing gap within the rear building line of the terraced properties. There are examples of infill development in this row of terrace which are predominantly single storey. The proposed two storey extension would match the eaves height of the existing outrigger and proposes a roof design which follows the existing pitch. Given the modest scale of the proposals which are contained on three sides by built development, it is considered that the extension would represent a subservient and proportionate addition to the host dwelling, while the form of the extension is also considered to respect the host property.

The scheme proposes alterations to the rear including a larger window at first floor, a roof light and the use of render. The proposed window at first floor level would not appear out of proportion or poorly aligned to cause harm to the character of the building. Rooflights are also prevalent within the rear roofslope of the terraced properties and a further intervention would not undermine the character and appearance of the terrace. The rear of these properties are largely painted stone work, but there are examples of render in the immediate area. A white rendered finish to the rear elevation, as proposed, is considered to be acceptable in this instance and would cause undue harm to the character and appearance of the group of buildings.

The siting of the development to the rear of the property is such that there would be limited views from public vantage points. No alterations are proposed to the front elevation and there would be no impact upon the setting of the Grade II Listed Building opposite.

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 would infill the existing recess to the rear of the property. The extension would be wholly contained within the existing recess and as such would not project no further than the existing two storey outrigger. Therefore, it is considered that there would be no greater impact on the amenity of neighbouring

properties through loss of daylight to habitable rooms, outlook, overbearing or overshadowing.

The scheme includes the reconfiguration of the first floor layout and includes the switching the existing bathroom and bedroom locations. The existing first floor window serves the bathroom, and under the proposed development this would become a window serving a bedroom. The window would face directly over the garden of the host property but views of the neighbouring gardens would occur. Notwithstanding this, this is not an uncommon arrangement in terraced properties and it is not considered that this would result in an adverse impact upon amenity through overlooking or loss of privacy.

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, would not significantly increase run-off from the site. Therefore in terms of both foul and ground water it is considered that the proposal 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

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: 21/03/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council