

DELEGATED DECISION REPORT

HPK/2023/0103
VALID: 21/03/23

65, ECCLESBOURNE
DRIVE, BUXTON,
DERBYSHIRE, SK17 9BS

TWO STOREY EXTENSION TO
REAR AND SIDE OF
PROPERTY AND PORCH
EXTENSION TO FRONT
ELEVATION (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 detached property which is located within a predominantly residential area comprising detached properties of varying design. The site benefits from private amenity space to the rear with on street parking to its front.

PROPOSAL

This application proposes the construction of a two storey rear and side extension and single storey porch extension to the front of the dwelling. The proposed side and rear extension would incorporate a hipped roof design, while the front extension would include a lean-to roof. The height of the two storey extension would match the existing dwelling to eaves, while the ridge height would be set lower than the existing. The extensions would create an extended kitchen/dining area, and larger entrance porch at ground floor, and an additional bedroom, ensuite, and dressing room at first floor level.

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

HPK/0003/4231 – Extension – Approved – 30/01/95

CONSULTATIONS

Publicity

Site Notice expiry date: 25/04/23
Neighbour consultation period ends: 14/04/23
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

DCC Highways

No objections

Severn Trent Water

Having reviewed our statutory sewer records, they demonstrate the following sewer with associated protective strip:

- 100mm diameter sewer – with a protective strip of 3m either side of the pipe, thus providing 6m across the diameter to the pipe.

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 porch extension includes a minor forward projection and includes a lean-to roof. This element of the scheme would retain subservience to the host property and is appropriately designed as to not cause any undue harm to the character and appearance of the dwelling.

The existing dwelling includes a side catslide roof which is steeply pitched. To the rear is a single storey extension. The proposed extensions include a two storey side extension above the existing garage and above the existing rear extension. The existing characteristic cat slide roof would be lost as a result of the proposed extensions. Nonetheless, the extension would remain subservient to the host property due to the ridge height of the extension being set lower than the existing maximum ridge height. In addition, the gable roof design on the front elevation, with its steep pitched roof would be retained. It is therefore considered that the extensions would remain subservient to the host dwelling, which would remain the dominant element.

The side/rear wraparound extension includes a hipped roof which allows for the front extension to remain prominent. The pitch of the hip, when viewed from the front matches that of the existing which is considered to be appropriate. To the rear the pitch of the hipped roof would be at odds with that of the side gable of the existing. This is not ideal, however this would not be prominent from the streetscene, while the hipped design of the roof would mean that this mismatch in roof design would be less obvious and incongruous. On balance, this part of the scheme is acceptable.

The application dwelling is sited within a group of three extensions of similar design, however the dwelling to the immediate northwest is of alternative design. Within the surrounding area there are a variety of dwelling form and designs with no prevailing uniformity. Furthermore, the pitch of the front gable would be retained and match that of the adjacent dwelling. Given the lack of rigid uniformity within the area it is considered that the proposed extensions could be carried out without causing undue harm to the overall character and appearance of the streetscene.

It is proposed to render the property. The existing and adjoining dwellings include elements of render, while No.61 is completely rendered. The use of render, in this instance, is considered to be acceptable.

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 two storey extension to the rear would not project beyond the existing rear extent of the host dwelling, although it does infill an undeveloped gap at the rear of the existing garage. Notwithstanding this, the extent of additional projection to the rear is such that it would not breach the 45 degree code from rear facing principal openings within the adjoining dwellings.

Within the side elevation of No.63 are a number of small openings. While the outlook would change from views towards a catslide roof to a brick elevation, the impact on amenity is considered to be acceptable due to the secondary nature of the openings or openings which do not serve habitable rooms.

Within the side elevation of No.67 are windows which appear to serve habitable rooms at both ground and first floor level. The orientation of that dwelling is such that these face towards the flank elevation of the host dwelling and away from the rear of the property. The proposed rear extension would be set in from the boundary with No.67 while the hipped roof reduces the extent of built form. Given these circumstances it is not considered that the proposed extension would have an adverse effect on the living conditions of that property through loss of light or outlook.

As identified above, the extension is sited above the existing rear projection, while the infill to the rear of the garage continues that building line and does not provide significant additional bulk to the rear along the boundary with No.63. It is considered that the two storey rear extension could be carried out without causing significant overshadowing or overbearing on the rear amenity space of No.63. With regard to No.67, the extension would be set away from the boundary to ensure that no adverse overshadowing or overbearing would arise.

With regard to privacy and overlooking, the extension would include new principal openings which would face towards the rear only at a satisfactory distance not to

result in loss of privacy or undue overlooking on the private amenity spaces of neighbouring properties.

The development would retain an appropriate level of private amenity space to serve the dwelling as extended.

Highway Safety

The proposal would result in an uplift of bedrooms from 3 to 4. The scheme would not provide 3 off street parking spaces as required. However, DCC Highways observed that the site is in a sustainable location, in close proximity to the centre of Buxton, and that there are no on-street parking restrictions in the vicinity of the site. Therefore they considered that the slight under provision of off-street parking would not warrant a highways safety objection.

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. The proposal also involves additional bedroom and bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, however, there will be no increase in waste water generated by the proposals. 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: 15/05/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council