

DELEGATED DECISION REPORT

HPK/2023/0141
VALID: 11/04/23

3, MOSLEY ROAD,
BUXTON, DERBYSHIRE,
SK17 9DR

TWO STOREY SIDE
EXTENSION TO FORM
INTEGRATED
GARAGE/UTILITY AT GROUND
FLOOR WITH BEDROOM
OVER (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 comprising properties of varying design. The site benefits from private amenity space to the rear with off street parking to its front.

PROPOSAL

This application proposes the construction of a two-storey side extension. The proposed extension would incorporate a half-hipped roof design. The existing single storey side porch would be removed to facilitate the extension. The extensions would create a utility/wc and garage/store at ground floor with a bedroom and bathroom 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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 18/05/23

Neighbour consultation period ends: 11/05/23

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Severn Trent Water

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property.

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 proposal relates to the construction of two storey side extension. The extension would be set back from the front elevation of the existing dwelling, while the ridge height would be reduced marginally. The set back and reduced ridge height, coupled with the modest and proportionate width of the extension would result in an extension which would appear as a subservient addition with the host property remaining the dominant element of the dwelling.

The extension includes a half-hip roof design which matches that of the existing dwelling. The eaves heights of the roof would align with the existing which is appropriate. The design of the first-floor window to the front elevation respects those of the existing dwelling in terms of proportions, while the sill height would align with the main first floor opening. Similarly, the openings to the rear respect the existing openings. A rooflight is proposed to the front elevation of the extension which would not be a minor addition which would not be harmful to the character and appearance of the area.

The extension would fill much of the undeveloped gap between the existing building and the site boundary. Notwithstanding this, a terracing effect would not arise as a gap between the dwelling and its neighbour would be retained. Additionally, the change in land levels and varying design between the two properties, would reduce future concern with regard to terracing.

The use of materials to match as proposed is considered to be acceptable.

For the above reasons, the proposed extension would not have an adverse effect on the character and appearance of the host dwelling or wider streetscene.

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 side would not project beyond the front or rear building lines and as such the extension would not affect front or rear principal openings to No.5 Mosley Road. Furthermore, for this reason it is considered that there would be no overbearing or overshadowing on the private amenity space of that property, with the extension being sited adjacent to its driveway.

It is acknowledged that there are windows within the side elevation of No.5, however these are secondary and/or serve non-habitable rooms and as such are less sensitive in this regard. The impact from loss of light and outlook would be acceptable and not give rise to an adverse effect on living conditions.

New principal openings within the proposed extension are sited to the front and the rear and would overlook the public highway, and the rear garden. Spacing standards would be met and no loss of privacy or adverse overlooking would arise.

To the rear is 27 Wyedale Close, which is positioned 24 m from the existing rear elevation of the application site. The distance between the rear windows of the extension and this neighbour would more than comply with the Council privacy standards of 21m. To the front the extension would, look down Compton Road and over the front garden of number 29 Compton Road. This relationship is considered to be acceptable and would not harm the amenities of this neighbour.

An appropriate level of private amenity space to serve the dwelling would be retained.

Highway Safety

The proposal would result in an uplift of bedrooms at the property and the scheme would result in the loss of driveway to the side. The proposed garage would not be sufficient in proportions to serve as an allocated parking space for the dwelling. Notwithstanding this, there is sufficient space to the front of the dwelling to provide 2 off street parking spaces, while 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.

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 and that the area the subject of the application is already hardstanding 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: 06/06/2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council