

DELEGATED DECISION REPORT

HPK/2023/0139
Valid 11/04/2023

28, HARRIS ROAD,
HARPUR HILL, BUXTON,
DERBYSHIRE, SK17 9JS

SINGLE STOREY REAR
EXTENSION TO CREATE NEW
LIVING SPACE

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity
- Impact on highway safety

DESCRIPTION OF SITE

The application site comprises a single storey, semi-detached property on an end of cul de sac corner plot within a housing development - constructed of red brick and a concrete tiled pitched roof.

The property has a driveway accessed off Harris Road, with gardens to side and rear laid to lawn and planted borders.

The application site is located within the Development Boundary of Harpur Hill. For the purposes of planning policy consideration, the application site is located within the Cote Heath Ward, and it is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.



PROPOSAL

Full planning permission is sought to construct a single storey rear extension with flat roof with roof lantern insert to enlarge the ground floor living space that will look out onto the garden.

The extension measures 4m x 6.29m x 2.83m high. The proposed palette of material finishes will be sympathetic to the host dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

Supplementary Planning Document

1. High Peak Design Guide Adopted 2018
2. Residential Design SPD2 Adopted 2005

National Planning Policy Framework (2021)

Including sections -
12: Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 11/05/2023
Neighbour consultation period ends: 10/05/2023

Public Comments

None received

Town / Parish Comments

No comments received

Highways Authority

No Objection

OFFICER COMMENTS

Principle of Development

The site lies within the built-up area boundary for Harpur Hill, Buxton whereby under Policy S2 there is support in principle for a range of developments including housing and employment related proposals. Whilst there are no 'in principle' objections to the

application, all other material planning considerations must be satisfied for the scheme to be supported. In this instance the considerations include design, visual impact, neighbour amenity, drainage, and parking provision.

Design & Visual Impact

There are no design objections to the proposal. Policy EQ6 refers to design and states that all development should be well designed and be of a high quality that responds positively to both its environment and the challenge of climate change, whilst contributing to local distinctiveness and sense of place. New development should be well designed to respect the character, identity and context of the High Peak's townscapes and landscapes. Development is expected to contribute positively to an area's character, history, and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

The proposed modest single storey extension will be added to the rear elevation of the existing dwellinghouse. The extension will be constructed of materials to match and will have a flat roof. The extension will be contained within the boundary of the site and will be stepped off the fenceline to ensure all works are contained within the site boundary.

The proposed extension is of modest scale and will appear subservient to the existing dwellinghouse. The design and materials of the proposed extension will complement the existing dwellinghouse and will not appear visible within the street scene. It is for these reasons that the proposed extension will comply with policy EQ6 of the Local Plan and the spirit of the NPPF.

The overall design of the proposed development is considered not to be detrimental to the character and appearance of the residential area.

Amenity

High Peak Local Plan Policy EQ6 seeks to secure development that does not result in unacceptable effects on the amenity of the area by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The rear and side garden is enclosed, the side shared with number 26 screened by a very high hedge and close boarded fencing. There are no properties to the rear and given the orientation of the property, there should be no adverse impact on

neighbour amenity. The closest neighbouring property (number 26) will not experience loss of privacy, with the proposed extension having a solid brick wall running parallel to the boundary. Currently boundary screening provides division along the shared boundary between the properties, should this be removed it will be conditioned that no fenestration be inserted into this wall (west elevation) in order to protect the neighbour's privacy.

Although there is potential for breach of the 45 degree line from principal windows in the rear elevation of the neighbouring attached property, given that the proposed extension is single storey with a flat roof, and given the existing situation with a hedge of similar height in this position on the boundary it is not considered that the proposal will make the situation materially worse.

Regard has also been given to what could be achieved under permitted development rights, especially given the lack of objection from the neighbouring property.

It is for these reasons the proposed extension will comply with policy EQ6 of the Local Plan.

Highway Safety

Policies EQ6 and CF6 seek to ensure that all new development is served by a safe and satisfactory access, incorporating well-integrated car parking.

The parking and driveway remain unchanged. Status quo remains, with no additional bedrooms proposed, it is considered that there will be no detrimental effect on highway safety and the proposal will comply with policy CF6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the development (as detailed on the approved drawings) is considered to accord with the relevant policies contained in the High Peak Local Plan (2016) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: P. Twigg

Recommendation Date: 2.6.2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

