

DELEGATED DECISION REPORT

HPK/2023/0166
Valid 09/05/2023

23, HOLKER ROAD,
BUXTON, DERBYSHIRE,
SK17 6QN

REMOVAL OF
CONSERVATORY TO REAR
ELEVATION AND
REPLACEMENT WITH A NEW
SINGLE STOREY EXTENSION
IN MATERIALS TO MATCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises a two-storey, detached property on Holker Road, Buxton - constructed of reconstituted stone and a slate/tile pitched roof.

The property has a driveway accessed off Holker Road, with gardens to side and rear and rear laid to lawn and decking.

The application site is located within the Development Boundary of Buxton. For the purposes of planning policy consideration, the application site is located within the Buxton Central Ward, and it is 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 remove the existing conservation and to construct a single storey rear extension with lean-to roof to enlarge the ground floor living space and improve the functional layout of rooms.

The extension will be squaring off and infilling an area. All works will be contained within the site boundary and no element will overhang the boundary.

The proposed palette of material finishes will be sympathetic to the host dwelling and be stone and slated roof to match.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S7 Buxton Sub Area Strategy
EQ6 Design and Place Making
CF6 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

HPK/2019/0514 – Dormer window to north elevation and velux roof terrace to south elevation – Refused.

HPK/2018/0325 – Conversion of garage to ancillary living accommodation – Approved.

HPK/2016/0254 – New pedestrian access – Approved

HPK/2015/0169 – Proposed double garage – Approved

HPK/2014/0457 – Proposed demolition of existing garage and construction of a side extension – Approved.

HPK/2013/0282 – Proposed rear conservatory and replace existing fence with front of property – Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/06/2023

Neighbour consultation period ends: 15/06/2023

Press notice: 15/06/2023

Public Comments

None received

Town / Parish Comments

N/A

Conservation Officer

No objection

County Archaeologist

No 23 Holker road lies within the Buxton Hardwick conservation area (DDR7086) and is within the Buxton Area of Archaeological Interest (DDR8700). Significant roman remains were unearthed in 1903 when Holker Road was built and part of a Roman quernstone found during archaeological works when a double garage was built on the site in 2015. Given the location of the application I feel that further work, in the form of archaeological monitoring, will be necessary during groundworks for they foundations and slab. Said archaeological work could be secured by the addition of a suitably worded clause to planning consent, the wording of which might read.

Suggested condition:

“No development shall take place until a written scheme of investigation (WSI) for archaeological work has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and: • The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works • The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Highways Authority

No highway safety comments to make to the application

Severn Trent

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/wastewater/looking-after-your-sewers/sewer-pipe-responsibility/>

If your client believes they're served by an unmapped public sewer, please advise them to contact us for further guidance on this matter.

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies the Buxton as a 'Market Town' where 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/Conservation Area

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. Policy EQ7 sets out that the Council will conserve heritage assets in a manner appropriate to their significance. All works should demonstrate how the design, form, scale, mass, and use of traditional materials will respond to the heritage asset.

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 lean-to pitched roof. The extension will be contained within the boundary of the site and will be stepped off the fence line.

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 visually prominent within the street scene. Moreover, the development will sustain the importance of the heritage asset. It is for these reasons that the proposed extension will comply with policies EQ6 and EQ7 of the Local Plan and the spirit of the NPPF.

The site has been disturbed and excavated in recent years with construction of the existing conservatory, the request for a WSI is considered excessive given the scale of the development.

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

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 gardens are enclosed. The rear shared boundary closest to the house is with number 21 and separated by 6ft high close boarded fencing. Although windows are proposed to the northern elevation facing towards the neighbour the existing fencing will provide a sufficient screen to ensure that there will be no loss of privacy.

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 will 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.

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 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

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: 25.6.2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council