

Change of use and renovation, including replacement windows and removal of rear porch, to four self contained apartments (Class C3); demolition of outbuilding; erection of sauna and shower unit; installation of hot tub and landscaped seating areas; and widening of entrance driveway

28 Park Road, Buxton

Planning, Design, Access and Heritage Statement



Natalie Dear Planning Consultancy
1, Bailey Lane
Radcliffe-on-Trent
Nottingham
NG12 2DA
0115 9335511
ndpc@nataliedearplanning.co.uk

Our Ref: ND377L
21st June 2023

Contents

1. Introduction	2
2. The Site	2
3. Planning History	2
4. Planning Policy	3
5. Key Issues	4
6. Conclusion	7

1. Introduction

- 1.1 Planning permission is sought for the proposed change of use of 28 Park Road, Buxton to four self contained apartments. This is proposed to include the renovation of the property, which will include the replacement of the existing windows and removal of the rear porch. To facilitate the proposed change of use, internal alterations and reconfiguration will also be required. At the rear of the existing property the brick outbuilding is proposed to be demolished and replaced with a flat roof timber framed structure housing a sauna and outdoor showers. Within the rear courtyard of the property a hot tub and raised hard-surfaced seating area are proposed and to the front of the property a sunken hard-surfaced seating area is proposed. In order to facilitate safe access to the property, the existing driveway is proposed to be widened at the access point.
- 1.2 The site is currently in use as a large house in multiple occupation (*sui generis*) for students and comprises a 13 bedroom main building and a 3 bedroom annex building.

2. The Site

- 2.1 28 Park Road, Buxton is a detached three storey Victorian property with a two storey annex building within the grounds. It is located within the built-up area of Buxton and is within The Park Conservation Area. The surrounding properties are predominantly in residential use.
- 2.2 The site has a driveway off Park Road with car parking at the front of the property and also car parking at the rear, accessed off Heathfield Gardens.
- 2.3 The site is subject to an Article 4 Direction (dated 13th January 1997) removing a number of permitted development rights associated with residential dwellings and also removing permitted development rights with respect to gates, fences, walls and other means of enclosure.

3. Planning History

- 3.1 The site has been the subject of a number of planning applications, including in relation to the use of the site which has previously been granted planning permission as a residential dwelling, a care home, a house in multiple occupancy and a *sui generis* holiday let. The most recent relevant planning applications are:
 - HPK/2022/0124 – Change of Use from House in Multiple Occupation to Holiday Lets (granted 7th June 2022);
 - HPK/2016/0211 – Proposed Conversion of Detached Garage to Student Accommodation and Alterations to Elevations (granted 14th June 2016);

- HPK/2011/0157 – Change of Use from Domestic Accommodation to Student Accommodation (granted 17th May 2011); and
- HPK/2009/0647 – Change of Use from Residential Home to Multiple Occupancy Building (granted 11th November 2010).

4. Planning Policy

- 4.1 Planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, the development plan consists of the High Peak Local Plan (2016) (HPLP). The key policies in the HPLP are as follows:

Policy S1 Sustainable Development Principles sets the context for requiring all new development to make a positive contribution to sustainability.

Policy S1a Presumption in Favour of Sustainable Development reflects the requirements of the National Planning Policy Framework in the positive approach to sustainable development.

Policy S2 Settlement Hierarchy establishes Buxton at the top of the settlement hierarchy as a Market Town which will be the main focus for development including housing.

Policy S7 Buxton Sub-area Strategy sets out the aim of protecting and enhancing the unique character of Buxton and encourages new housing development on sustainable sites within the built up area boundary of Buxton.

Policy EQ6 Design and Place Making sets out the criteria against which all development proposals will be assessed to achieve a high standard of design.

Policy EQ7 Built and Historic Environment seeks to protect and enhance heritage assets and their settings.

Policy H1 Location of Housing Development supports the re-use of existing buildings to housing and housing within defined built up area boundaries of the town.

Policy CF6 Accessibility and Transport seeks to minimise the need to travel, promotes sustainable modes of transport and requires appropriate parking arrangements are provided.

Appendix 1 sets out the required parking standards and states that 2 car parking spaces are required per 3 bed unit, 3 car parking spaces are required per 4 bed unit and 1 cycle parking space is required per unit.

In addition to these development plan policies, the Government's planning policies for England are set out in the National Planning Policy Framework (2021) (NPPF) and

further guidance is found in the web-based resource, the National Planning Practice Guidance (NPPG).

5. Key Issues

- 5.1 There are a number of key issues which are of relevance to the proposed development in this case, as set out below.

Principle of the Development

- 5.2 The site is located within the built up area boundary of Buxton, is an existing property and is well located with access to a wide range of services, facilities and public transport. Policies S2 and S7 encourage residential development in such locations and therefore the principle of the proposed development is entirely consistent with planning policy.
- 5.3 The property is currently in use as *sui generis* large house in multiple occupation providing student accommodation. Planning permission was granted in June 2022 (reference HPK/2022/0124) for the change of use to *sui generis* holiday lets. Prior to this, a range of residential uses have been permitted at the site, as set out above.
- 5.4 The property is located in a largely residential area and the proposed use is fully compatible with this.
- 5.5 The proposed development is an acceptable form of development in this location and is in accordance with planning policy in this regard.

Design and Impact on the Conservation Area

- 5.6 The application site is located within The Park Conservation Area. As such, policy EQ7 is of relevance. In addition, policies S1 and EQ6 set out the policy context for assessing the design of new development proposals.
- 5.7 It is acknowledged that 28 Park Road makes a positive contribution to The Park Conservation Area and the proposed development has been designed to conserve and enhance the character and appearance of the buildings and site.
- 5.8 The proposed development is primarily for the change of use of the property to four self contained apartments. In order to facilitate this change of use a number of internal and external alterations are proposed. The site currently hosts the main three storey property, a two storey annex and a small single storey outbuilding. There are no alterations proposed to the two storey annex and this is proposed to be retained in its current form both internally and externally. In this respect, the proposed development will have no impact on the Conservation Area.
- 5.9 The main three storey property is proposed to be converted into three self contained apartments. This property is in need of renovation both internally and externally. In light

of the location within the Conservation Area, the external works have been kept to a minimum and are proposed to involve the replacement of the existing windows and the demolition of an existing rear porch. The existing windows are in a poor state of repair and are single glazed. It is proposed to replace these windows on a like for like basis, using timber framed double glazed windows. The window frames will be painted white. The proposed development will improve the appearance of the main building through the replacement of the windows.

- 5.10 The porch to be demolished is located at the rear of the property within an enclosed courtyard and there are no public views of this at present. The proposed demolition is due to the internal reconfiguration of the ground floor of the main building rendering it unnecessary. The removal of this porch will not have an adverse impact on the main building or on the Conservation Area, indeed it will not be visible from beyond the site boundary.
- 5.11 The existing brick and blockwork outbuilding located within the rear courtyard is proposed to be demolished and replaced with a timber unit housing a sauna and outdoor showers. The existing outbuilding is not visible from outside the grounds of the site and does not currently make a positive contribution to the Conservation Area. The removal of this outbuilding will not be harmful to the Conservation Area. The existing rear stone wall at the property is proposed to be retained in its existing form and the proposed new timber structure will sit within the existing courtyard and will not be visible from outside the site boundary. This is proposed to be a smaller structure than the outbuilding it will replace. It will not have an adverse impact on the Conservation Area.
- 5.12 Between the proposed timber structure and the main building, it is proposed to install a small area of raised hardstanding for outdoor seating and a hot tub. This is again completely within the enclosed courtyard at the rear of the property, on an area of existing hardstanding and will not have adverse impacts on the Conservation Area.
- 5.13 There is an existing large garden to the front of this property which is set on two levels, with a small retaining wall separating them. Within the lower part of the front garden, a stone seating area is proposed. It is proposed to create a new gravel / stone permeable pathway to this seating area from the driveway. This seating area will not be visible from beyond the site boundary as it will be screened by the existing boundary hedge, fence and retaining wall.
- 5.14 The proposed development has been designed to be of a high standard and to enhance the existing property and its setting within The Park Conservation Area. External alterations have been minimised and those which are proposed use appropriate materials and have been designed to respect and reflect the existing property and the Conservation Area.
- 5.15 Overall, the proposed development protects and enhances 28 Park Road and conserves the significance of The Park Conservation Area as a heritage asset and is in accordance with policies S1, EQ6 and EQ7 in this regard.

Access and Parking

- 5.16 Policy CF6 seeks to ensure that the need for travel is minimised, sustainable travel options are promoted and that sufficient parking is available to support new development.
- 5.17 The proposed development site lies in close proximity to Buxton town centre and has easy access to the wide range of services, facilities and public transport which are on offer. The site is ideally located to utilise these services and facilities, thus reducing the need to travel by motor vehicle and maximising opportunities for active travel. A timber cycle store is proposed within the site to encourage future occupants to cycle to and from the site.
- 5.18 Notwithstanding the opportunities for active travel and use of public transport, as is demonstrated on the submitted plans, the parking requirements set out in Appendix 1 of the Local Plan are more than adequately met with car parking proposed to both the front and rear of the property, as is currently the case. The entrance to the front driveway is proposed to be widened to ensure safe access and, and egress from, the site is achieved.
- 5.19 The proposed development is therefore in full conformity with Policy CF6.

Impact on Residential Amenity

- 5.20 Policy EQ6 seeks to ensure new development achieves a satisfactory relationship to adjacent development and does not cause unacceptable impacts on amenity.
- 5.21 The existing use of the site is as a large, 16 bedroom house in multiple occupation (including the annex) for students. The proposed use is for a total of 14 bedrooms, divided into four self contained apartments. The proposed use is likely to generate fewer comings and goings than the existing use as there are fewer bedrooms and it is therefore likely to result in less impacts on the surrounding residential dwellings than the existing use.
- 5.22 It is acknowledged that planning permission has been granted for the use of the property as a large holiday let and the proposed development will not have any greater impact on the amenities of the neighbouring residents than this permitted use.
- 5.23 The proposed seating areas and hot tub are not unusual items within residential gardens and form typical uses ancillary to the occupation and enjoyment of dwellinghouses. At the rear of the property, these elements of the proposals are entirely enclosed. It is not considered that these elements would be harmful to the residential amenities of the neighbouring properties.

- 5.24 In order to protect the amenities of future occupants of the ground floor apartment in the main building, it is proposed that the windows facing towards the rear courtyard are obscure glazed.
- 5.25 The proposed development is an acceptable form of development in a predominantly residential area and will not result in adverse impacts to the amenities of neighbouring residential properties or the future occupants of 28 Park Road. As such, the proposed development is compliant with policy EQ6 in this regard.

Nature Conservation

- 5.26 It is understood that guidance was issued to High Peak Borough Council in 2022 from Natural England regarding Nutrient Neutrality and potential impacts of new development upon the River Wye and catchment. The proposed development is for the change of use to self contained apartments with a total number of 14 bedspaces whereas the existing use of the site has a total number of 16 bedspaces. There are therefore fewer bedrooms in the proposed development than the existing situation and therefore a fewer number of overnight stays. As such, the proposed development will not result in additional nitrogen or phosphate discharge into the River Wye and will instead provide a betterment than the existing situation.

6. Conclusion

- 6.1 In conclusion, the proposed development is an acceptable use within the main built up boundary of Buxton. External alterations have been kept to a minimum to conserve the heritage significance of The Park Conservation Area and enhance the positive contribution the site makes to the Conservation Area.
- 6.2 The proposed development will not result in adverse impacts on neighbouring residential properties and is well placed to encourage sustainable modes of travel.
- 6.3 Overall, the proposals are in accordance with the NPPF and policies S1, S2, S7, EQ6, EQ7, H1 and CF6 of the HPLP.