

DELEGATED DECISION REPORT

HPK/2022/0460
Valid 28/10/2022

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

CONSTRUCTION OF SINGLE
STOREY REAR EXTENSION
TO WRAP AROUND TO SIDE,
UTILITY ROOM TO REPLACE
CONSERVATORY AND SIDE
PORCH

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design Character and Appearance - including Impact on Character of Conservation Area
- Neighbour Amenity

DESCRIPTION OF SITE

The application relates to a semi-detached dwelling located within the built up area of Buxton. The property is adjoined to no. 10 to the north.

The property is sited within the limits of the Buxton Hardwick Conservation Area. Despite being located within the limits of the Conservation Area, the existing property demonstrates a contemporary style with elevations complete in what is mainly a pebbledash render.

PROPOSAL

Planning permission is sought for a wraparound single storey side and rear extension, detached garage as well as double gates and access to the side of the property. Associated paving is also proposed to access the proposed garage. The proposed garage will be located behind the rear elevation of the property and feature a width of 4.3m and length of 8. The garage will feature a dual pitched roof with height to eaves and ridge of 2.7m and 4.7m respectively. Permission is also sought for the replacement of fenestration to the property.

The proposal will be complete in materials to match the existing dwelling.

The scheme has been amended since initial reception to include a revised design substituting a dual pitched roof for a hipped roof design and revised fenestration to the side elevation, visible from vantage points within the streetscene.

Revised plans were sought after the objection was received from the Conservation Officer as outlined below. A revised response was not received and it is considered

that the amended scheme addresses the initial objection. Further justification for the decision is included in the Officer Comments section of this report.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S2 Settlement Hierarchy
S7 Buxton Sub-area Strategy
EQ6 Design and Place Making
EQ7 Built and Historic Environment
CF6 Accessibility and Transport

National Planning Policy Framework (2021)

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making
Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

Supplementary Planning Documents and Guidance

Residential Design SPD (2005)
High Peak Borough Council Design Guide SPD (2018)
Buxton Conservation Areas Character Appraisal

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None at this location.

CONSULTATIONS

Publicity

Site Notice expiry date: 27/04/2023
Neighbour consultation period ends: 07/04/2023
Press Advert: 27/04/2023

Public Comments

None received

Town / Parish Comments

N/A

Highways

No objection

Severn Trent Water

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/waste-water/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 (building.over@severntrent.co.uk – Tel: 0345 266 7930).

Conservation Officer

Objection. Recommended refusal. Buxton Hardwick Conservation Area, designated heritage asset has a varied contents. Many features here consist of predominantly imposing three storey Villas in the vernacular gritstone, some Arts and Crafts style dwellings and some modern dwellings where original Villas have been lost. The Conservation Area appraisal notes views and vistas through are an overarching element, allowing for snapshots into the town centre. Trinity Church and its respective Tower are a focal point in many of these views, framed by tall mature trees and complimented by original boundary treatments. The retention of some traditional joinery is evident, all of which allow for a relatively uniform historic character in the vicinity. There are no listed buildings in the immediate vicinity of 12 Holker Road, though a Grade II listed public house is situated at the northern point of the road.

The scheme shows what appears to be a fairly large 'wrap around' conservatory structure to the rear of 12 Holker Road. The property is a semi-detached modern dwelling of no architectural interest situated on a corner plot at Holker Road to Sylvan Cliff, where it seems fairly exposed to the elements. It is noted a small access track runs adjacent on its southern flank and there is little landscaping to conceal this gable and front elevation from the streetscape.

The conservatory structure sees a multitude of skylights, bifold doors to the garden and on the southern elevation there is a slim vertical ground-to-roof height glazed window.

I am concerned as this exposed plot appears quite open, the scheme will become obvious, visually obtrusive in the vicinity and cause much visual detracting in the wider Conservation Area. Therefore this is seen as harm imposed. Currently, the scheme doesn't appear to be well integrated into the environment or its historic context.

The Heritage Statement lacks content thoroughly considering the Conservation Area, its correct title and any elements that both may have informed the design where relevant, or received assessment to mitigate any potential impact arising from the proposal.

To conclude; the scheme is not appropriate for the character of the area and doesn't look to become subservient within the historic setting of Buxton Hardwick Conservation Area. As such it does not make a positive contribution to the designated heritage asset.

OFFICER COMMENTS

Principle of Development

The proposal is for an ancillary garage and alteration of a dwelling in a built-up, residential area. The application site is located within the Built-Up Area Boundary of Buxton as set out within the Local Plan. In such locations, new development will be directed in accordance with Policy S7. This policy does not strictly prohibit developments of this nature hence and the principal of the proposal is acceptable, subject to the considerations below which includes the impact on the Character of the Buxton Hardwick Conservation area.

Design, Character and Appearance and Impact on Character of Conservation Area

The site lies within the Buxton Hardwick Conservation Area where Policy EQ7 requires proposals that affect a heritage asset and / or its setting to demonstrate how the proposal has taken account of design, form, scale, mass, use of traditional materials and detailing, siting and views away from and towards the heritage asset in order to ensure that the design is sympathetic and minimises harm to the asset.

NPPF para 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Para 202 requires that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires that, in assessing planning applications in respect to any land or buildings in a Conservation Area the LPA has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The Conservation Officer initially objected to the original scheme concluding that the original scheme is not appropriate for the character of the area and doesn't look to become subservient within the historic setting of Buxton Hardwick Conservation Area, as such it was concluded that the original scheme does not make a positive contribution to the designated heritage asset. In this instance the designated

heritage asset is the Conservation Officer. In the initial Conservation Officer response it was considered that the siting of the application site means a residential extension at this location would not have an impact on the setting of any nearby listed buildings. The property is not a traditional dwelling, which can be found throughout the conservation area. It appears to be a 1950/60's semi detached dwelling, constructed in render, like the adjoining neighbour.

The Conservation Officer does not object to the principal of the proposal however concerns were raised in regards to the scale and design of the scheme as originally proposed. The revised scheme now includes a hipped roof design as well as revised fenestration to elevations visible from the streetscene which in this instance includes the side elevation. The proposed single storey wraparound side and rear extension utilises a subservient design when sited against the original property. This combined with the revised hipped roof will go some way to mitigate the impact of the proposal on the surrounding conservation area and address the original objection received by the Conservation Officer.

Overall, the revised scheme represents a modest form of development that would read well against the relatively modern dwelling in the context of the Conservation Area. It is also noted that the scheme would replace an existing conservatory and, on balance, the replacement of this structure with a form of development that better matches the application property is considered positive. Externally the proposed extension would be complete in materials to match the dwelling which is preferred and considered acceptable given the modest scale and existing appearance and impact of the host property on the Buxton Hardwick Conservation Area.

The proposal is not considered to be harmful to the character, appearance or significance of the Buxton Hardwick Conservation Area in the context of Paragraphs 199-202 of the NPPF. The proposal therefore complies with the general design and conservation tenets of Local Plan policies EQ6, EQ7, S1 and S7 and those outlined in sections 12 and 16 of the NPPF.

Neighbour Amenity

Local Plan Policy EQ6 requires that all development achieves a satisfactory relationship with adjacent properties. It must 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. Part 9 of the High Peak Residential Design SPD sets out the parameters against which residential extensions will be assessed.

Considering the small scale, single storey nature of the proposal, and that the existing conservatory sited adjacent to the boundary shared with no. 10, the proposal would not have a significant, harmful impact on the amenity of the neighbouring properties. Although there would be a marginal breach of the 45 degree line measured from the neighbours closest rear window, there would be no loss of privacy, light or any harmful overbearing impacts to no. 10 adjacent or to other neighbouring properties over the existing arrangement. To the rear a 3m projection along the mutual boundary shared with adjoining no. 10 is considered acceptable

and complies with the requirements of policy EQ6 especially when considering the presence of the existing conservatory.

The development is therefore considered to be in accordance with Policies S1, and EQ6, the guidance contained within the Residential Design SPD, High Peak Design Guide, and Section 12 of the National Planning Policy Framework.

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

Overall, this planning application is considered to represent an appropriate form of development in this location. The design is considered to be acceptable and there are not considered to be any negative impacts on the amenity of neighbours or future residents, nor would it be harmful to the character and appearance of the Conservation Area. Indeed the extension would sustain the importance of the heritage asset. As such the application is recommended for approval subject to the conditions previously mentioned.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: John Van Eker

Recommendation Date: 17/07/2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council