

DELEGATED DECISION REPORT

HPK/2023/0211
Valid 25/05/2023

1 GOYTLANDS
BUXTON

CONSTRUCTION OF SINGLE
STOREY SIDE EXTENSION TO
FORM ADDITIONAL
BEDROOMS AND BATHROOM

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Impact on visual amenity and design
- Impact on neighbour amenity
- Highways
- Nutrient neutrality

DESCRIPTION OF SITE

The application site relates to a semi detached dwelling located in Buxton. The dwelling occupies a corner plot on the junction of Goytlands and Ecclesbourne Drive. The principal elevation of the dwelling fronts Ecclesbourne Drive and the side elevation fronts Goytlands.

The application property benefits from a driveway and garage to the front with a garden that wraps around the front and side of the dwelling. The dwelling attaches to the neighbour via its rear elevation and therefore benefits from a private garden to the side.

The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC).

PROPOSAL

Consent is sought for the erection of a single storey extension to the side of the dwelling (fronting Goytlands). The extension will have a sideward projection of 4m reducing to 3m and measuring approximately 6.5m in length. The extension will form a hipped roof measuring approximately 2.7m at the eaves and 3.8m at the highest point. The extension proposes to be constructed in materials matching the main dwelling, specifically white render with stone below, concrete roof tiles and dark grey upvc windows.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

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

High Peak SPD's

Residential Design Guide SPD 2005
High Peak Design Guide SPD 2018
Buxton Place Making Strategy 2009

National Planning Policy Framework

Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 29.06.2023
Neighbour consultation period ends: 16.06.2023
Press Advert: N/A

Public Comments

One letter of representation has been received objecting to the development with the following concerns.

- Loss of light and overshadowing to living room
- Loss of view/outlook from living room
- Maintenance of existing drainage inspection

Town / Parish Comments

None received within consultation period.

Derbyshire County Council Highways

No highway safety comment to make.

OFFICER COMMENTS

Principle of Development

The application property is located within the development boundary for Buxton. Buxton is identified within the Local Plan as being one of the most sustainable locations and is defined as being a market town.

Policy S7 states that the Council and its partners will seek to establish Buxton as England's leading spa town and consolidate its role as the principal service centre for the Peak District.

As the development relates to an extension within the residential curtilage of the property the principle of the development is accepted subject to an assessment of its impact on the visual amenity of the area, impact on neighbour amenity, highway safety as well as nutrient neutrality.

Design

Policy EQ 6 states that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place

The High Peak Design Guide states that all 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. Setting back the new section from the building line and keeping with the eaves and ridge lower than the parent building will normally help.

When viewed from Ecclesbourne Road the proposed extension would appear visually subservient to the main dwelling by virtue of its single storey height and matching materials.

When viewed from Goytlands the proposed dwelling would project significantly further forwards than the attached neighbour no 2 Goytlands. When viewed from this road the extension would have the appearance of a front extension. For this reason the development would be visually prominent and alter the appearance of the application dwelling and this neighbour when viewed from Goytlands. However in the immediate vicinity and when viewed in context with the surrounding dwellings, the development when completed would have a similar appearance to the extension directly opposite the site at no 62 Ecclesbourne Drive. The proposed extension would share the same relationship that this dwelling does with no 9 Goytlands. As such although the extension would be visible from the highway it is not considered that the development would result in a form of development that is out of character or detrimental to the visual amenity of the area.

Amenity

Policy EQ6 requires that development achieves a satisfactory relationship to adjacent development and does 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.

Paragraph 8.8.5 of the Residential Design Guide SPD states that over shadowing can be particularly important in tall developments and in laying out external amenity spaces, which should avoid shady (and north facing) locations. Where new development is located close to existing homes, specific attention should focus on minimising issues of overshadowing as far as is practical.

Paragraph 9.2 of the Residential Design Guide SPD states that domestic extensions should be of a scale and be designed and positioned to avoid undue harm to the amenity of neighbouring properties. They must have regard to the orientation of adjacent homes, the number and position of windows and land levels. Excessive overshadowing of neighbouring habitable rooms windows, glazed doors and private garden/amenity areas should be avoided.

The only neighbour with the potential to be affected by the proposed development is the attached neighbour, 2 Goytlands. Due to the orientation of the neighbour the proposed extension although located on the side of the application dwelling would project forwards of this neighbour's principal elevation. This neighbour's principal elevation is south facing and benefits from three windows serving a living room. At the closest point to this neighbour the extension would project beyond the front elevation of this neighbour by approximately 1.54m at the closest point and then increase to approximately 2.7m.

This neighbour has commented on the proposal with concerns regarding loss of light and loss of view. The applicant's agent has reduced the projection on the shared boundary so that the extension has a maximum forward projection of 1.54m and the plans also show that the proposal does not result in a detrimental loss of light when assessed against the 45 degree rule. The proposed development would have some impact in terms of loss of view/outlook however due to the size of the neighbour's window and the fact that the extension is single storey and only projects 1.54m beyond this window it is considered that the loss of view/outlook would not be so significant to warrant refusal of the application. It is also noted that a similar extension can be found on the opposite side of the road at 62 Ecclesbourne Drive (although with a flat roof dormer facing onto Goytlands), with a similar relationship to the neighbours front windows.

In terms of the position of the windows serving the bedrooms, these would both be more than 25m from the closes neighbours and therefore more than meet the Council privacy standards (21m).

Overall for the above reasons it is considered that the development would not harm the residential amenities of the adjoining neighbour.

Highway Safety

Policy CF 6 states that the Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposals should minimise the need to

travel, particularly by unsustainable modes of transport and help deliver the priorities of the Derbyshire Local Transport Plan.

The proposed development would result in the property increasing from a three bedroomed dwelling to a four bedroomed dwelling. The property benefits from off street parking for 3 cars as well as a garage. As such the application site would benefit from a sufficient number a parking spaces and therefore the development has minimal impact on highway safety.

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 it will not significantly increase run-off from the site. The proposal also involves additional bedroom 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.

Other Matters

The neighbouring property also raises concerns about the impact on a drainage inspection chamber, which they believe also connects to their property. This matter would be assessed at the building regulations stage and if any diversions/relocation is required, this would be dealt at this stage. Therefore would not be a matter for this application to address.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

That planning consent be granted subject to conditions

Case Officer: Rebecca Bowers

Recommendation Date: 23.06.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council