

DELEGATED DECISION REPORT

HPK/2023/0130
Valid 17/04/2023

**134, LIGHTWOOD ROAD,
BUXTON, DERBYSHIRE,
SK17 6RW**

**A SMALL SINGLE REAR
EXTENSION REPLACING AN
EXISTING REAR EXTENSION
AND ASSOCIATED HARD
LANDSCAPING**

(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
- Nutrient neutrality

DESCRIPTION OF SITE

The application site comprises a two-storey, semi-detached property on Lightwood Road - constructed of stone and a slate pitched roof.

The property has a driveway accessed off on Lightwood Road, with gardens to front and rear laid to lawn and planted borders.

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 Corbar 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 lean-to roof to enlarge the ground floor living space and improve the functional layout of rooms. The existing extension will be demolished.

The replacement extension will be positioned on the same footprint of the extension it replaces, other than squaring off and infilling an area adjacent to the shared boundary. All works will be contained within the site boundary and no element will overhang the boundary.

In addition to the extension a terraced area will be hard landscaped to the rear of the house to allow level access from the ground floor into the garden. The terrace will be stepped away from the shared boundary and hedging is shown as proposed planting. The height of the terrace will be 0.60m high, onto which a 1.8m solid privacy screen (set 300mm off the boundary) will be positioned, and steps will allow access to and from the garden onto the terrace.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 23/05/2023
Neighbour consultation period ends: 18/05/2023

Public Comments

None received

Town / Parish Comments

N/A

Highways Authority

No objection

Seven Trent Water

Having reviewed our statutory sewer records, they demonstrate the following sewer with associated protective strip:

- 150mm diameter foul sewer – with a protective strip of 3m either side of the pipe, thus providing 6m across the diameter to the pipe.

OFFICER COMMENTS

Principle of Development

Local Plan policy S2 identifies 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, nutrient neutrality 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 lean-to pitched roof. The extension will be contained within the boundary of the site and will extend to the boundary with the attached neighbour.

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. 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 proposed terraced landscaped area is designed to allow level access from the ground floor of the property into the garden. The privacy screen will sit off the boundary shared with the neighbouring property and will ensure the privacy and amenity of both occupants and neighbours will be protected. The design and visual impact is complementary to the host property.

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 front gardens are enclosed by a combination of soft landscaping (hedges) and close boarded fencing. The rear shared boundary closest to the house is a with number 136 by 5ft high fencing – given the height of the proposed terrace, there is potential for surveillance and overlooking into the rear ground floor window of this neighbouring property. To mitigate against this a 1.8m privacy screen (non-perforated) shall be erected to run along the parallel side of the terrace.

The privacy screen shall be erected prior to use of the terrace commences and shall be kept in situ for the life of the terrace development and is necessary to ensure that there will be no adverse impact on neighbour amenity.



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.

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 or surface water run-off from the site. Therefore it 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: 22.7.2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council