

DELEGATED DECISION REPORT

HPK/2023/0212
Valid 25/05/2023

**42, ANNCROFT ROAD,
BUXTON, DERBYSHIRE,
SK17 6UA**

**DEMOLITION OF EXISTING
GARAGE TO THE REAR AND
CONSTRUCTION OF NEW 2
STOREY SIDE EXTENSION.
ALTERATION OF DRIVE
ACCESS TO FRONT**

(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, detached modern brick and tile property on the corner of Anncroft Road and Terret Grove, Buxton.

The property has a driveway accessed off Terret Grove, leading to a garage, with gardens to side and front laid to lawn.

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 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 demolish the existing garage at the rear and construct a two storey side extension to create a ground floor integral garage and enlarge the first floor living space to create a bedroom with ensuite and improve the functional layout of rooms. The existing driveway will be closed and a new access and drive created onto Anncroft Road.

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 brick and tile 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: 16/06/2023
Neighbour consultation period ends: 16/06/2023

Public Comments

One received, not objecting to the principle of the application – objecting to the side bedroom window at first floor and perceived loss of amenity via overlooking

Town / Parish Comments

No comments received

Highways Authority

No highway concerns subject to suggested conditions and informatives

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

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.

There are no design objections to the proposal, other than the proposed 1.8m close boarded fencing along the side boundary. The housing development is open plan in nature and the majority of gardens are enclosed by hedging. PD rights remain intact, the applicant could erect a 1m high fenceline across the frontage and down the side boundary without requiring planning permission and/or hedging can be used to enclose and increase height/privacy. Notwithstanding what the plans show, it would be considered visually detrimental to the streetscene to erect a 1.8m fence along the side boundary and it will be conditioned to prevent this. A condition will be imposed to restrict boundary treatment either side of the new access to be no higher than 1m high (highway safety reasons).

The proposed two storey extension will be added to the side elevation of the existing dwellinghouse. The extension will be constructed of materials to match and will tie into and reflect the pitch of the existing roof. The extension will provide the occupants with a garage at ground floor and an additional bedroom with en-suite at first floor. The extension will be set back from the front elevation and set down from the existing ridgeline, which will ensure that it has a subservient appearance.

The application proposes relocating the existing access off Terret Grove to Anncroft Road. Whilst the proposed access is close to the junction with Terret Grove, the Local Highway Authority considered that in this instance the new access would not have such a detrimental highway impact which would warrant an objection. There will be some betterment to junction intervisibility with the removal of the hedge boundary and replacement with a fence as indicated on the submitted plans; the fence should not exceed 1m in height relative to the adjacent carriageway level and this will be conditioned accordingly.

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 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 side gardens are enclosed. Removal of the garage will increase the area enjoyed as rear garden. The rear shared boundary is separated by a mature hedge.

A neighbour has objected, not to the principle of the extension, just the first floor window that serves the new bedroom. This window is a secondary window and although the window will be position more than 21m from the front elevation of the neighbour, it is noted that the neighbour is positioned on lower ground level than the application site. Due to the changes in ground levels, the Council privacy standards required additional isolation distance to prevent overlooking,. It is therefore considered reasonable and necessary to imposed a condition to require this window to be obscure glazed.

To the rear the first floor window will serve “walk-in” wardrobe, which will overlook the driveway of number 6 Terret Grove. As the window will serve a non habitable room, this relationship is consider to be acceptable.

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.

Subject to the Local Highway Authority's suggested conditions being imposed, 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 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 / bathroom accommodation but the application relates to an existing dwelling. On the basis, of an average occupancy rate of 2.4 persons per dwelling, 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.

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: 25.7.2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council