

DELEGATED DECISION REPORT

HPK/2023/0275
Valid 05/07/2023

**FLAT 2, 12 THE RUSHES,
GREEN LANE, BUXTON,
DERBYSHIRE, SK17 9DP**

**PROPOSED EXTERNAL
ALTERATION TO DROP
WINDOW CILL TO FORM A
NEW ACCESS DOOR TO THE
REAR OF GROUND FLOOR
APARTMENT 2**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Design/impact on the character & appearance of the Conservation Area
- Impact on residential amenity

DESCRIPTION OF SITE

The application site comprises a three storey detached property on Green Lane that is divided into 6 apartments - constructed of stone and a slate pitched roof.

The site is a ground floor flat to the rear of the building, the property has a driveway accessed off on Green Lane, with gardens to front and rear hardstanding used for parking.

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 Temple Ward, and it is 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 drop the rear window cill to form a new access door to create a direct access to the rear of the property.

The alterations will allow level access from the ground floor into the rear parking area.

The proposed palette of material finishes will be sympathetic to the host property.



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
EQ7 – Built and historic environment

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
16: Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DOC/2019/0027 - Discharge of condition 3 in relation to HPK/2016/0616 – Approved
21.08.2019

HPK/2016/0616 - External alterations - gate, low wall and gates, replacement and repositioning of front door under porch and new front door – Approved 14.03.2017
HPK/2016/0318 - Single storey store and porch extension to rear of existing side extension, Flat 1 – Approved 19.07.2016
HPK/2004/0150 – Conversion of care home to 6 No. apartments.
Approved, 13.04.2004
HPK/0003/2203 – Rear and side additions. Approved, 14.01.1993
HPK/0003/1489 – Extension to nursing home. Approved, 26.06.1992
HPK/0002/4011 – Change of use of house to nursing home. Approved, 28.04.1986

CONSULTATIONS

Publicity

Site Notice expiry date: 11/08/2023

Neighbour consultation period ends: 02/08/2023

Public Comments

None received

Town / Parish Comments

No comments received

DCC Conservation Officer

No comments to make

Severn Trent

Informative suggested

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

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. Policy EQ7 seeks to ensure that new development proposals contribute positively towards the significance of the heritage asset.

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 alteration from a window to door is on the rear elevation of the existing property. The works will be finished in materials to match. The works will be contained within the boundary of the site and not visible from the public realm.

The design and materials of the proposed extension will complement the existing property and will not be visible from the street scene. The overall design of the proposed alterations is considered not to be detrimental to the character and appearance of the residential area or Conservation Area.

It is for these reasons that the proposed extension will comply with policies EQ6 and EQ7 of the Local Plan and the spirit of the NPPF.

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.

This proposal has no amenity impacts on occupants of the other flats within the property or surrounding neighbours. The door will replace an existing window and therefore the relationship to any neighbours will be same as existing in terms of overlooking.

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.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposal (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: 21.8.2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council