

DELEGATED DECISION REPORT

HPK/2023/0276
Valid 14/07/2023

27 HARGATE ROAD
BUXTON

**PROPOSED LOFT
CONVERSION TO FORM
ADDITIONAL BEDROOMS,
SINGLE STOREY REAR
EXTENSION, INTERNAL
ALTERATIONS AND
RELOCATION OF SINGLE
GARAGE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Nutrient neutrality

DESCRIPTION OF SITE

27 Hargate Road is a detached bungalow. The end gable of the dwelling faces the street, acting as the principle elevation. This end gable is a combination of brick, hung tiles and render. The side elevations comprise of brick. To the rear is conservatory, with ramp leading down to the garden area.

To the side of the dwellinghouse is a long driveway leading to a detached garage. In total there is space for 3 vehicles to park off street.

PROPOSAL

Planning permission is sought for a loft conversion, single storey rear extension and relocation of existing garage.

A large dormer window is proposed for the south facing roof elevation. Revised plans reintroduced eaves to the dormer window to ensure this forms a dormer window rather than a first floor extension. There will be one small front facing window, along the side elevation 3 windows will be inserted, one of which will be obscure glazed. To the rear large windows will be installed facing over the garden, revised plans introduced a Juliet balcony to these doors. Three Velux roof lights will be installed in the northern roof elevation.

The existing chimney breast will be removed from the northern elevation and 2 windows will be installed on the ground floor.

The existing conservatory will be removed. A brick rear extension will extend 3.75M from the original rear elevation. This will be the width of the dwelling. Steps will lead from French doors in the rear elevation to the garden.

All hung tiles and render will be removed from the host dwelling. the existing garage will be removed and a new detached garage placed in the southern corner of the rear garden.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement hierarchy
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making
Section 12 – Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 30/08/2023
Neighbour consultation period ends: 09/08/2023
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

N/A

Environmental Health

N/A

Derbyshire County Council Highways

No highway safety objections.

Severn Trent

Having reviewed our statutory sewer records, they do not currently demonstrate any public sewers on the property. However, due to a change in Legislation that came into force October 2011, there could be unmapped assets on the property that will enjoy the same protection as all our mapped assets.

Protective strips:

100mm to 225mm diameter sewers – 3m either side of the pipe, thus providing 6m protection zone across the diameter of the pipe.

300mm to 999mm diameter sewers – 5m either side of the pipe and providing 10m protective strip, across the diameter of the pipe.

Any sewers greater than 999mm diameter, enjoy a protective strip of 7.5m either side of the pipe (15m across the diameter).

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).

OFFICER COMMENTS

Principle of Development

LP Policy S 2 states that development should be directed towards sustainable locations, including Market Towns such as Buxton. The site is situated within this built-up area boundary. Therefore, the principle of the development is acceptable subject to consideration of the following policy.

Design

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale.

The Adopted Residential (SPD) (2005) chapter 9 states that “extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed.”

The High Peak Design Guide (SPD) Paragraph 5.5 states that all extensions should harmonise with the parent building, it should be subordinate to it in terms of its size and massing.

The revised plans demonstrate that the dormer window will sit back from the eaves line, and back from the principle elevation allowing for a subordinate appearance from the street scene. The dormer will sit flush with the original rear elevation, including a Juliet balcony. Although the dormer, due to its size and flat roof design would not comply with the Council Design Guide 2018 or Residential Design Guide 2005, this element of the development would amount to permitted development. Therefore given this fall back position, it is considered that this element could not be refused.

To the rear the existing conservatory will be replaced with a larger flat roof extension. This extension will provide space for a kitchen diner. While flat roofed design is poor there is no vertical space available to include a pitched roof. As such given that the rear extension would not be visible when viewed from the street scene, the proposed flat roof is on balance, considered acceptable.

It is proposed to relocate the existing garage, which will have an appearance identical to that of the existing. As such there are no design concerns.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed dormer window will include 3 side facing windows. One of these will be an obscure glazed window serving a bathroom. Two of the windows will be clear glazed and serve the 2 proposed bedrooms. These windows face towards the roof slope of no. 29 Hargate Road, which is a bungalow property. As such the proposed dormer windows will not impact upon neighbouring amenity. An existing ground floor obscure glazed window will be turned into 2 smaller windows, facing no. 29. No ground floor windows are located on the northern elevation to no. 29 and as such there are no amenity concerns.

It is proposed to introduce 2 windows to the northern elevation of the application dwelling. Two of these windows will be obscure glazed, and as such create no amenity concerns. The non obscure glazed window will serve a utility room and face the front door serving no. 25. The 2 obscure glazed windows are considered to create no amenity concerns as they will serve W/C's where minimal time will be

spent. In regards to the utility window it is likewise felt that minimal time will be spent within the utility and as such will not cause any amenity concerns.

To the rear the Juliet balcony serving the dormer window and the glazed doors and window located in the rear extension will face out onto the rear garden. The nearest elevation of the property to the rear of the application site is over 30M from the proposed windows. This is above the recommended guidance distance creating no amenity concerns.

The Juliet balcony, will prevent residents using the flat roofed extension as a larger balcony. This will preserve residential amenity.

The proposed rear extension will not impact the amenity of no. 25 as the rear of no. 25 extends beyond the proposed host dwelling. Therefore there will be no impact upon the 45 degrees of the rear of no. 25. The proposed rear extension will not block light from the south reaching any side facing windows which are not currently shaded by the host dwelling. As such neighbouring amenity will not be impacted.

No. 29 is located to the south of the application site and as such benefits from southern light more so than the host dwelling. Therefore the proposed rear extension and garage relocation will have minimal impact upon no. 29.

Overall there are no amenity concerns.

Highway Safety

LP Policy CF 6 states that all development should deliver sustainable patterns of development by ensuring that it does not lead to an increase in on street parking to the detriment of the free and safe flow of traffic. CF6 further requires applicants to submit details of parking which included the proposed parking provision based on an assessment of the parking needs of the development ... guidance on parking is given in Appendix 1. Appendix 1 states that 3 bedroom dwellings require 2 parking spaces per unit.

The proposed development will increase the number of bedrooms from 2 to 3 bedrooms. The proposal will also not decrease the number of off street parking spaces. The detached garage will be relocated to the rear of the curtilage, allowing for 2 to 3 vehicles to be parked on the driveway to the front of the garage. As such there will be ample parking available for a 3 bedroomed dwellinghouse.

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 surface water run-off from the site. However, the proposal does involve additional bedroom and bathroom 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 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

The development is considered acceptable in terms of design, amenity and highway safety. It is considered to be in accord with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 4th September 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council