

DELEGATED DECISION REPORT

HPK/2023/0237
Valid 31/03/2023

20, WHITE KNOWLE ROAD,
BUXTON, DERBYSHIRE,
SK17 9NH

RETROSPECTIVE
APPLICATION FOR THE
INSTALLATION OF A SHED
ON FRONT GARDEN

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development
- Impact on character and appearance of the Conservation Area
- Impact on residential amenity

DESCRIPTION OF SITE

The site relates to a substantial two storey stone semi-detached dwelling located fronting onto a residential street in Buxton.

The site has vehicular access off White Knowle Road. Off the driveway is an area of front garden laid to lawn.

The property sits next to number 18 White Knowle Road.



The site lies within the built up area boundary of Buxton and within the Conservation Area, as defined in the High Peak Local Plan.

PROPOSAL

The application seeks retrospective planning permission for a timber shed in the front garden. The shed sits behind the high hedging that contains the front garden.



The shed is not visible when viewed head-on and so too is it not visible when travelling south to north down White Knowle Road.

The shed measures 1.94m x 3.70m x 1.94m/2.04m high.

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
- S6 – Central Sub-area Strategy
- EQ6 – Design and place making
- EQ7 – Built and historic environment

National Planning Policy Framework (2021)

Relevant sections -

- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recorded planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 11 August 2023

Neighbour consultation period ends: 9 August 2023

Public Comments

Objection and comment received from two neighbours stating that: The large shed placed in the front garden of a Victorian town house is wholly inappropriate to the whole road. It would be more appropriate at the back of the house. It will set a precedent for others to follow to the detriment of the road. The visual impact is upsetting.

Town / Parish Comments

No comments received

OFFICER COMMENTS

Principle of Development

Within the Buxton town development boundary 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, and neighbour amenity.

Design & Visual Impact

The shed is in situ, its height would whilst enclosed on two sides by mature hedging would be highly visible from the street when travelling north to south or coming from White Knowle Park junction. In this way, it is considered that by virtue of its massing, siting and scale, the shed is visually prominent within the streetscene.

The shed is positioned forward of the principle elevation of this dwelling, no other dwelling in the vicinity has any building forward of the strong building line. This shed, although not visible in certain directions, where it is visible it has a visually awkward relationship forward of the existing dwelling. The overall effect has been to introduce a prominent, visually intrusive, and incongruous building into the street scene. There is no site specific justification for its positioning to the front of the property, it could just as easily assume the conventionally accepted back garden location for a domestic clutter storage shed. Thus, the development is considered harmful to the character of the surrounding Conservation Area in this regard. Whilst the level of harm is less than substantial, there are no public benefits to outweigh even this low level of harm as required by paragraph 202 of the Framework

The overall principle of a storage shed forward of the building line would set an unwelcome precedent, therefore the proposed development is considered detrimental to the character and appearance of the area – according to policy EQ6 and EQ7 of the Adopted High Peak Local Plan and the NPPF

Amenity

The structure is not considered overbearing to cause loss of light or shadowing, or detriment to the residential amenity of neighbouring occupiers.

Highway Safety

None

Highway Parking

Approval of this application would not result in the intensification of use of the property. No part of the application will reduce the on-site parking space.

CONCLUSION / PLANNING BALANCE

The principle of a shed forward of the principle elevation is not considered to accord with Local Plan policy and there is not satisfactory mitigation afforded to offset the harm to visual amenity or detrimental visual impact on the Conservation Area.

Taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be refused.

OFFICER RECOMMENDATION: REFUSE

Case Officer: P. Twigg

Recommendation Date: 10.9.2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council