

DELEGATED DECISION REPORT

HPK/2023/0315
Valid 21/08/2023

2, ST JAMES STREET,
BUXTON, DERBYSHIRE,
SK17 6HR

CONSTRUCTION OF FRONT
PORCH ENTRANCE AND
CONSERVATION ROOFLIGHT
TO REAR

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the existing building and surrounding area
- Impact on neighbouring amenity

DESCRIPTION OF SITE

The application site comprises a three bedroom two-storey, terraced property on St James Street, Buxton - constructed of stone and a slate pitched roof.

The property has an underpass to the side allowing access into the rear garden area, with garden to the front bound by fencing and hedge. A pedestrian path from the front door to the highway.

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 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 front porch extension with lean-to roof (incorporating rooflight) to create space to step into before accessing the hallway and ground floor rooms. In addition, the applicant proposes to

convert the attic into a bedroom (adhering to national room size standards, at approx. 4m x 3m) and insert a conservation rooflight 550mm x 500mm into the rear roof slope, positioned 1.5m away from an existing roof light. The rooflight will give extra light into the attic bedroom.

The porch will measure 1.46m x 2.24m x 3.12m apex height (2.1m eaves). 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 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
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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 03/10/2023
Neighbour consultation period ends: 05/10/2023

Public Comments

None received

Town / Parish Comments

No comments received

Conservation Officer

The development proposed causes less than substantial harm. It is considered that this scheme does not sit comfortably and the skylight in the porch at principal elevation is quite an alien feature.

Concern that the location of the porch does not harmonise with no.2 as it appears to be sat uncomfortably against a wide undercroft access to the rear. Further to this, the immediate neighbour to the right when looking at front elevation also has a porch at principal elevation with window to the side, making for the two to sit very close to one another and completely enveloping the ground floor window of no.2.

These porches are non-traditional elements, and therefore I am concerned an accumulation of these additional boxy porches would render the character of this vicinity to become disjointed. The current conditions in comparison are quite neutral with a low amount of modern additions, this makes for low visual obtrusion and low visual conflict.

Highways Authority

No highway safety comments to make to the application

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 & Impact on the Conservation Area

The council will ensure that development proposals contribute positively to the character of the built and historic environment in accordance with sub area strategies.

Alterations to buildings in Conservation Areas are required to demonstrate that the proposal is considered to be the optimum sustainable and viable use that involves the least change to the fabric, interior and setting of the building. Development proposals in Conservation Areas to demonstrate how the proposal has taken account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and how this has been reflected in the layout, design, form, scale, mass, use of traditional materials and detailing.

The conservation officer has raised concern that the introduction of a porch at this location will sit uncomfortably against a wide undercroft access to the rear and given the existing porches that neighbour this site, the introduction of one more would render the character of this vicinity to become disjointed. Having visited the site and viewed the porch in context of the existing additions to neighbouring properties, it is

considered that the proposed porch is modest in scale and entails minimal change to the setting of the property. The introduction of a porch on this side of the street does not introduce an alien feature and it is separated from neighbouring porches, so does not create a continuous series of ground floor extensions.



Existing porches on St James' St

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 proposal reflects the spirit of the SPD in terms of design and finishes, but in addition the proposed modest single storey extension will help to make this dwelling more energy efficient, allowing a porch where currently the front door opens out into the open.

The proposed porch is of modest scale and will appear subservient to the existing dwellinghouse. The small window in the roof of the porch is minor and serves a purpose, overall it does not detract the character of the streetscape. 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 not harm the character of the conservation area and comply with policy EQ6 and EQ7 of the Local Plan and 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.

The proposed porch is distanced away from the windows of neighbouring properties habitable rooms and causes no adverse harm to amenity or privacy.

It is for these reasons the proposed extension will comply with policy EQ6 of the Local Plan.

CONCLUSION / PLANNING BALANCE

Development inevitably creates change to the street, however as the conservation officer concludes - the development proposed causes less than substantial harm.

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: 16.10.2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak District Council