

DELEGATED DECISION REPORT

HPK/2023/0356
Valid 21/08/2023

58A, FAIRFIELD ROAD,
BUXTON, DERBYSHIRE,
SK17 7DW

PROPOSED WINDOW TO
BEDROOM ON FRONT
ELEVATION

(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 two-storey, terraced property that fronts onto Fairfield Road, Buxton - constructed of stone and a slate pitched roof.



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 Barms Ward, and it is not in a Conservation Area, there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

The property has been divided into flats, and it is proposed to insert a window into the front elevation at first floor level. The window will be UPVC to match existing fenestration.

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

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: 03/10/2023
Neighbour consultation period ends: 25/09/2023

Public Comments

None received

Town / Parish Comments

No comments received

Severn Trent

No comments received

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.

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 alterations should harmonise with the parent building.

The proposed insertion of a first floor window to the front elevation will not be considered visually intrusive and would reflect similar fenestration patterns across the first floors of other dwellings on this streetscape. The new window will not appear to be an alien feature and will be constructed of materials to match existing windows.

It is for these reasons that the proposed addition will comply with policy EQ6 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.

The insertion of a window at first floor will not cause overlooking and loss of privacy to neighbours. Fairfield Road is a main thoroughfare through Buxton and separates this dwelling from neighbouring properties across the road. The separation distance protects the amenity of occupants of this dwelling and those in neighbouring properties.

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

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: 16.10.2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council