

DELEGATED DECISION REPORT

HPK/2023/0355
Valid 21/08/2023

58A, BERWICK ROAD,
HARPUR HILL, BUXTON,
DERBYSHIRE, SK17 9PE

PROPOSED DEMOLITION OF
EXISTING SIDE GARAGE AND
REAR CONSERVATORY AND
CONSTRUCTION SINGLE
STOREY SIDE EXTENSION TO
WRAP AROUND TO REAR
(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Impact on Highway Safety
- Nutrient Neutrality

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Buxton as defined by the Local Plan policies map. The application site is a two-storey detached property which is located within a predominantly residential area. The site benefits from private amenity space to the rear and parking to its front and side. A detached garage is located to the side and conservatory to the rear.

PROPOSAL

This application proposes the demolition of the existing detached garage and rear conservatory, and their replacement with a single storey wrap-around side and rear extension. The extension would have a part hipped, part flat roof and would have a footprint with part of the external wall angled away from No.58. The extension would provide an open plan kitchen/dining and lounge area, front reception room, and a utility/w/c.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S7 Buxton Sub-area Strategy
- EQ6 Design and Place Making

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 27/09/23
Neighbour consultation period ends: 21/09/23
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None received

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Buxton as defined by the Local Plan Policies Map. Within such locations extensions to dwellings are acceptable, as a matter of principle. The main considerations in this instance whether the design is appropriate, whether any amenity issues would arise, and whether there would be an impact upon highway safety. In this case the effect on Nutrient Neutrality is also a relevant consideration.

Design Considerations

Policy EQ 6 requires that all development should be well designed and be of high quality which responds positively to its environment while contributing to local distinctiveness and sense of place.

The High Peak Design Guide (2018), at paragraph 5.5 states that, *“All 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. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*. The High Peak Residential Design SPD (2005), at 9.0 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”, and at 9.1 that “Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”.

The application proposes a single storey extension to the side and rear of the dwelling. The extension would replace an existing detached garage and rear conservatory.

In terms of its overall scale, the extension would have a height which is set lower than the two storey dwelling. The extension is modest in width and depth and, for these reasons, would appear as a subservient addition to the dwelling. The existing dwelling would therefore remain dominant.

The scheme includes a hipped/flat roof design. The design approach is not entirely respectful of the character of the existing dwelling which has a standard dual pitched gable roof.

Notwithstanding this, the surrounding streetscene is mixed in character where numerous dwellings have single storey projections which are visible from the streetscene. These include projections with lean-to roofs, hipped roofs, and dual pitched roofs. This variety ensures that the extension could be accommodated without causing harm to the character and appearance of the streetscene. In addition, the extension would be well screened due to existing boundary treatments and would be set back from the side of the dwelling. As such the extension would not be prominent on the streetscene. Furthermore, the side element of the extension would be in lieu of an existing flat roof garage. Overall, the effect of the dwelling would be acceptable.

It is acknowledged that the extension proposes an unusual footprint, however the angled part of the extension would not be visible from public vantage points and, as such, the harm to the host dwelling and wider streetscene would be limited.

Materials to match would ensure that the extension harmonises with the appearance of the existing dwelling. This can be secured by condition.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application dwelling is located within a staggered building line. The extension would have a similar projection to the rear compared to the existing conservatory. The juxtaposition between No.60 and the application site is such that the extension would not give rise to any adverse amenity issues from overbearing, overshadowing or loss of light.

To the rear of No.58, adjacent to the site boundary is a conservatory. The proposed extension would bring development closer to this conservatory. However the extension is modest in scale while the roof design is such that development slopes away from this property. This would ensure that the extension would not result in significant overbearing or overshadowing on the rear amenity space of that property. Furthermore, the building would be angled away from the windows in that property so there would be no breach of the 45 degree line which ensures that effect on loss of daylight to rear openings would not be significant.

Principal openings to habitable rooms, generally, would face towards the front and rear over the amenity space of the host dwelling or towards the public highway. However, the extension includes an angled wall in which a window would look towards the rear amenity space of No.58. Views would be exacerbated by the change in land levels. It would be necessary therefore to ensure that this window would be obscure glazed. This could be secured by condition. A side door is proposed but this would face the gable of the adjoining property and with the existing boundary treatment no overlooking would occur.

No 60 is located to the south and steps out further to the rear. Therefore no overshadowing of this property is anticipated. There are no side windows proposed facing this dwelling.

Highway Safety

The proposal would not increase the number of bedrooms within the property. While there would be an erosion of land to the side of the property and the loss of a garage (which appears substandard for the storage of modern car), there would still be off street parking for two vehicles to the front of the property. The effect on highway safety would therefore be acceptable.

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 involve additional roof area and will therefore increase surface water run-off. However, given the very limited extent of the additional roof it will not significantly increase run-off from the site. The

proposal also involves additional 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, in terms of both foul and ground water it is not considered that the proposal will 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

It is considered that the proposals would comply with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Declan Cleary

Recommendation Date: 24/10/2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council